

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – E/S Greenspring Drive,
1,651' SE of the c/l Timonium Road * DEPUTY ZONING COMMISSIONER
(1955 Greenspring Drive)
8th Election District * OF BALTIMORE COUNTY
4th Councilmanic District * Case No. 99-241-XA

Professional Choice
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Professional Choice, by Brian Chan, and the Contract Purchasers, Michael W. Tyre and Kevin Carden. The Petitioners request a special exception for a service garage use on the subject property, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from Sections 255.1 and 238.2 of the B.C.Z.R. to permit a side yard setback of 0 feet in lieu of the required 30 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Michael W. Tyre, Contract Purchaser, Joseph F. Cox, President of Benchmark Properties and Broker for the Contract Purchasers, and William P. Monk, Land Planning and Zoning Consultant whose firm prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.61 acres, more or less, zoned M.L.-I.M., and is presently unimproved. The property is located on the east side of Greenspring Avenue, just south of its intersection with Timonium Road, and abuts the MTA Light Rail to the rear. This property was the subject of prior zoning

ORDER RECEIVED FOR FILING

Date

By

Case No. 88-289-XA in which the Petitioners were granted approval for a service garage to be located on the site; however, that project was never developed. The Contract Purchasers in the instant case now come before me seeking approval to develop the site with a service garage similar to the one approved in the prior case. Testimony indicated that Mr. Tyre presently operates a service garage at the corner of York Road and Bosley Avenue in Towson; however, he would like to relocate his business to the subject property. Mr. Tyre proposes to develop the site with a one-story service garage of 5,950 sq.ft., in accordance with the site plan marked as Petitioner's Exhibit 1 and computer-generated photographs which were submitted into evidence as Petitioner's Exhibits 8A and 8B.

In response to the Zoning Plans Advisory Committee (ZAC) comment submitted by the Bureau of Developer's Plans Review Division of the Department of Permits and Development Management (DPDM), dated December 29, 1998, Mr. Monk noted that the two access points off of Greenspring Drive are necessary in order to accommodate the projected traffic flow to and from the subject site. Thus, the Petitioners argue that both entrances are necessary.

Further testimony indicated that the Petitioners have made every effort to design a building that is in character and keeping with other structures in the area on this side of Greenspring Drive. There is no consistent building material used by the other property owners; however, in my view, the design of the proposed building is satisfactory and shall be approved.

It is clear that the B.C.Z.R. permits the use proposed in the M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

ORDER RECEIVED FOR FILING

Date

By

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

ORDER RECEIVED FOR FILING

Date

By

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special exception and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of January, 1999 that the Petition for Special Exception for a service garage use on the subject property, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

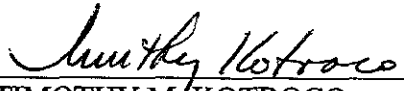
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 255.1 and 238.2 of the B.C.Z.R. to permit a side yard setback of 0 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

FILED
Date 1/23/99
By [Signature]

- 2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the County's Landscape Architect, Mr. Avery Harden.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1/25/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 26, 1999

Mr. Brian Chan
Professional Choice
1941 Greenspring Drive
Lutherville, Md. 21093

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
E/S Greenspring Drive, 1,651' SE of the c/l Timonium Road
(1955 Greenspring Drive)
8th Election District - 4th Councilmanic District
Professional Choice - Petitioners
Case No. 99-241-XA

Dear Mr. Chan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Messrs. Michael Tyre and Kevin Carden, 818 York Road, Towson, Md. 21204
Mr. William P. Monk, 222 Bosley Avenue, Suite B-6, Towson, Md. 21204

People's Counsel; Case File





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1955 Greenspring Drive

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a service garage per Section 253.2.B.3.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Mr. Michael Tyne & Mr. Kevin Carden
Name - Type or Print
[Signature]
Signature
818 York Road (410) 583-0030
Address Telephone No.
Towson, MD 21204
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Professional Choice
Name - Type or Print

Signature
c/o Brian Chan
Name - Type or Print
B. Chan
Signature
1941 Greenspring Drive
Address Telephone No.
Lutherville, MD 21093
City State Zip Code

Representative to be Contacted:

William Monk, Inc.
Name
222 Bosley Avenue, Ste. B-6 (410) 494-8931
Address Telephone No.
Towson, MD 21093
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By WCR Date 12-10-98

ORDER RECEIVED FOR FILING

Case No. 99-241-XA

220 09/15/98

Date By

Dep. Off

No Review



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1955 Greenspring Drive

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 255.1 and 238.2 to permit a side yard of 0' in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The extremely narrow lot (100') requires the placement of the building adjacent to the north property line which also permits vehicular access to the rear of the site where the parking area and the only access to the service bays is located.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Mr. Michael Tyre & Mr. Kevin Carden

Name - Type or Print

Signature

818 York Road

(410) 583-0030

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Professional Choice

Name - Type or Print

Signature

c/o Brian Chan

Name - Type or Print

Signature

1941 Greenspring Drive

Address

Telephone No.

Lutherville,

MD

21093

City

State

Zip Code

Representative to be Contacted:

William Monk, Inc.

Name

222 Bosley Avenue, Ste. B-6 (410) 494-8931

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

WCR

Date

12-10-98

Case No. **99-241-XA**

REU 9/15/98

Drop. Offs

No Review

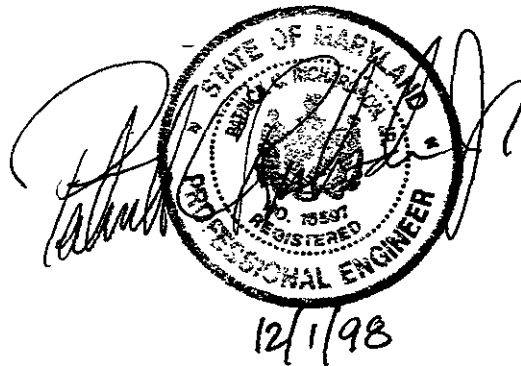
ORDER RECEIVED FOR FILING

Date

**ZONING DESCRIPTION
1955 GREENSPRING DRIVE
BALTIMORE COUNTY, MD**

BEGINNING FOR THE same at a point on the east side of Greenspring Drive at the distance of 1,651 feet measured southerly along the east side of Greenspring Drive from the south side of Timonium Road and running thence from said place of beginning, North 80 degrees 35 minutes 56 seconds East 236 feet, thence South 9 degrees 24 minutes 04 seconds East 100 feet, thence South 80 degrees 35 minutes 56 seconds West 236 feet, thence binding on the east side of Greenspring Drive, North 9 degrees 24 minutes 04 seconds West 100 feet to the place of beginning.

CONTAINING 0.54 of an acre of land more or less.



99-241-XA

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-241-XA
1955 Greenspring Drive
E/S Greenspring Drive, opposite Timary Drive; also 1651' S of S/S Timonium Road
8th Election District
4th Councilmanic District
Legal Owner(s): Professional Choice
Contract Purchaser: Michael Tyre & Kevin Garden

Special Exception: for a service garage. Variance: to permit a side yard of zero feet in lieu of the required 30 feet.
Hearing: Tuesday, January 19, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-4386.
(2) For information concerning the File, and/or Hearing, Please Call (410) 887-3391.

12/30/98 Dec. 31 C281564

TOWSON, MD., 1/4/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/31/, 1998.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

**BALTIMORE COUNTY, MA .AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 060396

DATE 12/10/98 ACCOUNT 001-6150

AMOUNT \$ 550.00 (WCR)

RECEIVED FROM: Tyre's Auto Repair, Inc. Ltd.

FOR: SPX & V Item #241

1955 Greenspring Drive Case #99-241-XA
Drop-Off — No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
12/11/1998 12/10/1998 15:55:07

REC MS02 CASHIER JRIC JMR DRAWER 2

5 MISCELLANEOUS CASH RECEIPT

Receipt # 072916

CR NO. 060396

OFLN

550.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: 99-241-XA

PETITIONER/DEVELOPER: () *Michael Tye*

DATE OF HEARING/CLOSING: () 1-19-99

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,

1955 Greenspring Drive, Baltimore, md. 21093

THE SIGN (S) WERE POSTED ON, 1-4-99 BY THE UNDERSIGNED.

SINCERELY,

Thomas P. Ogle 1/4/99

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
1955 Greenspring Drive, E/S Greenspring Dr.,
opposite Timary Dr.; also 1651' S of S/S Timonium
Rd, 8th Election District, 4th Councilmanic

Legal Owners: Professional Choice
Contract Purchaser: Michael Tyre & Kevin Carden
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-241-XA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to William Monk, William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 22, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-241-XA

1955 Greenspring Drive

E/S Greenspring Drive, opposite Timary Drive; also 1651' S of S/S Timonium Road

8th Election District – 4th Councilmanic District

Legal Owner: Professional Choice

Contract Purchaser: Michael Tyre & Kevin Carden

Special Exception for a service garage. Variance to permit a side yard of zero feet in lieu of the required 30 feet.

HEARING: Tuesday, January 19, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c: Professional Choice

Michael Tyre & Kevin Carden

William Monk, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 4, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
December 31, 1998 Issue – Jeffersonian

Please forward billing to:

Joe Cox 410-828-7344
647 Charles Street Ave.
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-241-XA

1955 Greenspring Drive

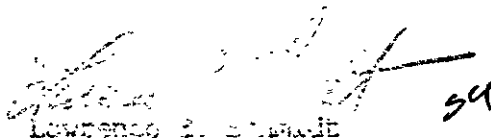
E/S Greenspring Drive, opposite Timary Drive; also 1651' S of S/S Timonium Road
8th Election District – 4th Councilmanic District

Legal Owner: Professional Choice

Contract Purchaser: Michael Tyre & Kevin Carden

Special Exception for a service garage. Variance to permit a side yard of zero feet in lieu of the required 30 feet.

HEARING: Tuesday, January 19, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOE COX (BENCHMARK)

ADDRESS: 647 CHARLES STREET. AVE

TOWSON, MD. 21204

PHONE NUMBER: 410-828-7344

AJ:ggg

(Revised 09/24/96)

99-241-XA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 10, 1998

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petitions, 1955 Greenspring Drive (Zoning Case Number 99-241-XA) &
8131 Belair Road (Zoning Case Number 99-242-XA)

At the request of the attorney/petitioner, the above referenced petitions were accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "WCR /scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

Greenspring Dr.

ZONING NOTICE

Case No.: 99-241-XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR A SERVICE GARAGE.
VARIANCE TO PERMIT A SIDE YARD OF ZERO
FEET IN LIEU OF THE REQUIRED 30 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 14, 1999

Mr. Bill Monk
William Monk, Inc.
222 Bosley Avenue, Suite B6
Towson, MD 21204

RE: Item No.: 241
Case No.: 99-241-XA
Location: 1955 Greenspring Drive

Dear Mr. Monk:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on December 10, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 1/4/98

FROM: R. Bruce Seeley, Project Manager *RB/JS*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: *of Dec 21, 98*

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: *236*
237
238
239
241
242
243
244
245



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

JANUARY 4, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: ALBERT J. BIERMAN - 239
PROFESSIONAL CHOICE - 241

Location: DISTRIBUTION MEETING OF DECEMBER 21, 1999

Item No.: 239 AND 241

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 29, 1998

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 21, 1998
 Item No. 241

 The Bureau of Developer's Plans Review has reviewed the subject zoning item. The proposed "24-foot Entrance" shall be eliminated.

RWB:HJO:jrb

cc: File

ZONE1221.241

Attn: Joe Cox

Fr: Bill Monk

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 13, 1999

FROM: Arnold F. 'Par' Keller, III
Director, Office of Planning

SUBJECT: 1955 Greenspring Drive

Post-It® Fax Note	7671	Date	1/13	# of pages	2
To	Mr Monk		From	J. Long	
Co./Dept.			Co.		
Phone #	494-9903		Phone #	887-3480	
Fax #			Fax #		

INFORMATION:

Item Number: 241
Petitioner: Professional Choice c/o Brian Chan
Property Size: .61 acre
Zoning: ML-IM
Requested Action: Variance and Special Hearing
Hearing Date:

JOE COX
832-5488 FAX

SUMMARY OF RECOMMENDATIONS:

The applicant in this case is seeking a Special Exception from Section 253.2.B.3 to permit a service garage and a variance from Section 255.1 and 238.2 to permit a side yard setback of 0 feet from the north property line in lieu of the required 30 feet. These requests are associated with the proposed construction of a 5950 square foot service garage and 32 adjoining parking spaces.

This office has no objection to either of these requests provided all other components of the development, including building materials, screening/landscaping and signage comply with the guidelines set forth in the Hunt Valley/Timonium Master Plan, adopted by County Council, November 1998. Building elevations shall be submitted to the Office of Planning for review and approval prior to the issuance of permits.

Section Chief:

AFK:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 12.21.91

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 241

WCR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

P. J. Lenhart
for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

December 3, 1998

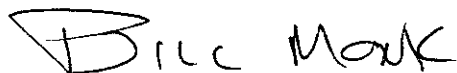
PDM
1st Floor
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: 1955 Greenspring Drive
Tyre Auto Repair
WMI Project No.: 98-130

Gentlemen:

Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. This plan has not been reviewed by PDM staff.

Cordially,



William P. Monk

Encl.

99-241-XA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 8, 1999

William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petition Review, Case Number 99-241-XA, 1955 Greenspring Drive

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

Need title and telephone number of legal owner on petition form.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

PETITIONERS

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

BILL MONIK

222 BOSLEY AVE

Suite B-6

TOWSON, MD 21204

Michael W. Tyre

424 Rosebank Ave

Balto. MD 2

818 York Rd

Towson. MD. 21204

JOSEPH F. COY

647 CHARLES STREET AVENUE

TOWSON MD 21204

DESIGN GUIDELINES

BUILDINGS

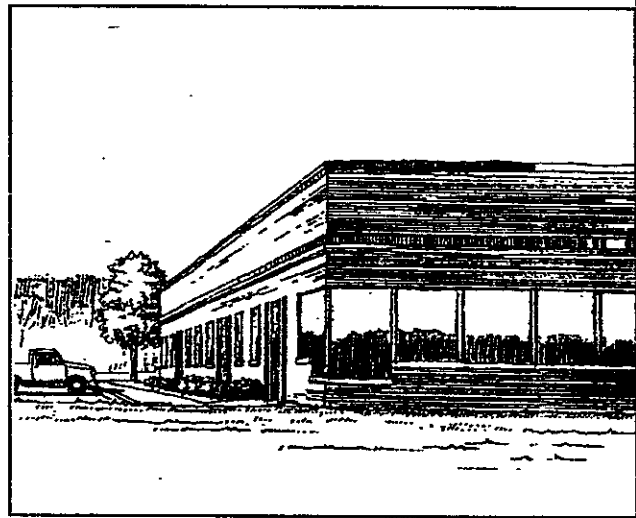
- Vary and articulate building elements to visually and dimensionally interrupt the bulk of the building. Highlighting entranceways and establishing focal points are among the ways to achieve this guideline.

- ✓ Use a consistent architectural design and finish on all facades which are visible from public rights-of-way.

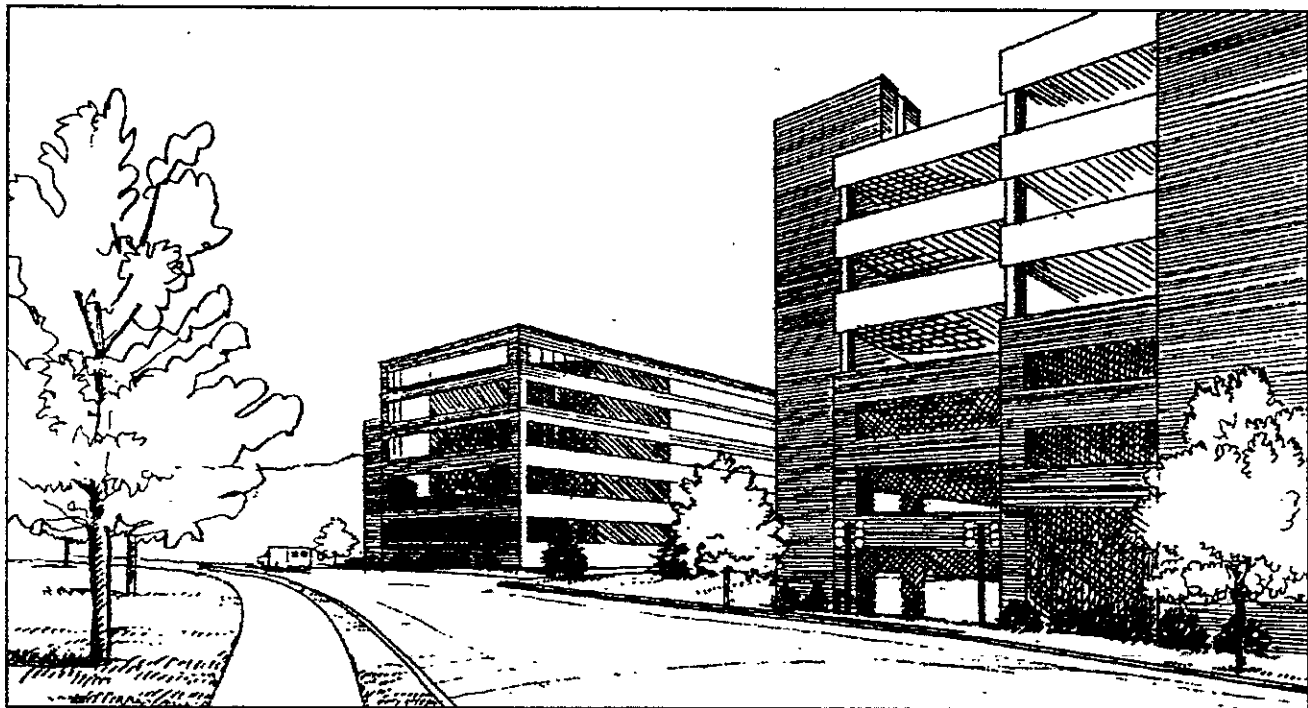
- ✓ Finish the sides of buildings which are visible from public rights-of-way with a high quality material such as brick or decorative concrete block.

- Treat above-ground parking structures with a quality architectural finish such as decorative concrete block or brick, visually compatible with the buildings they support.

- The height and scale of buildings should be compatible with the surrounding area.



Consistent architectural detailing and finishes create more attractive buildings.



Use of compatible materials and detailing on parking structures creates a unified visual image.



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

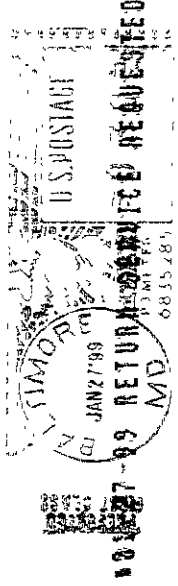
99-241-XA

Mr. Brian Chan
Professional Choice
1941 Green
Lutherville, I

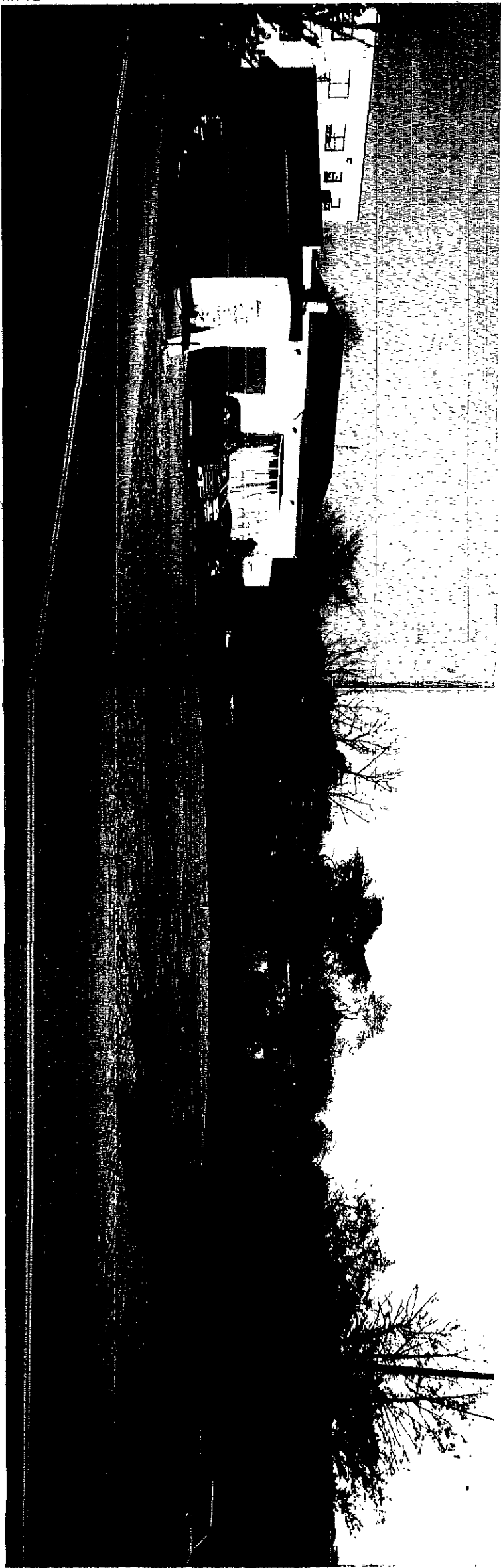
PROFESSIONAL CHOICE
PO BOX 626
TIMONIUM MD 21094-0626
RETURN TO SENDER

AUTO **21093

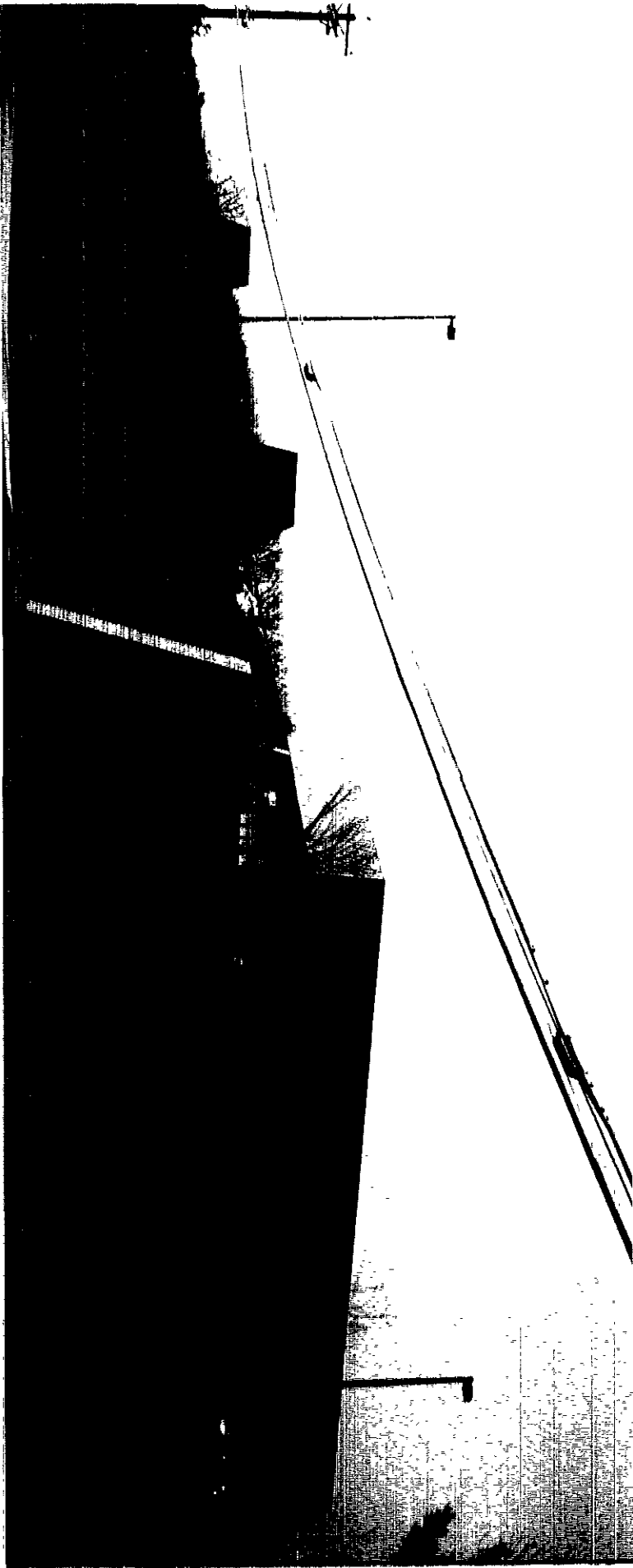
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1955 GREENSPRING DRIVE VIEW EAST



2A
GREENSPRING DRIVE
TOWSON, MD 21204

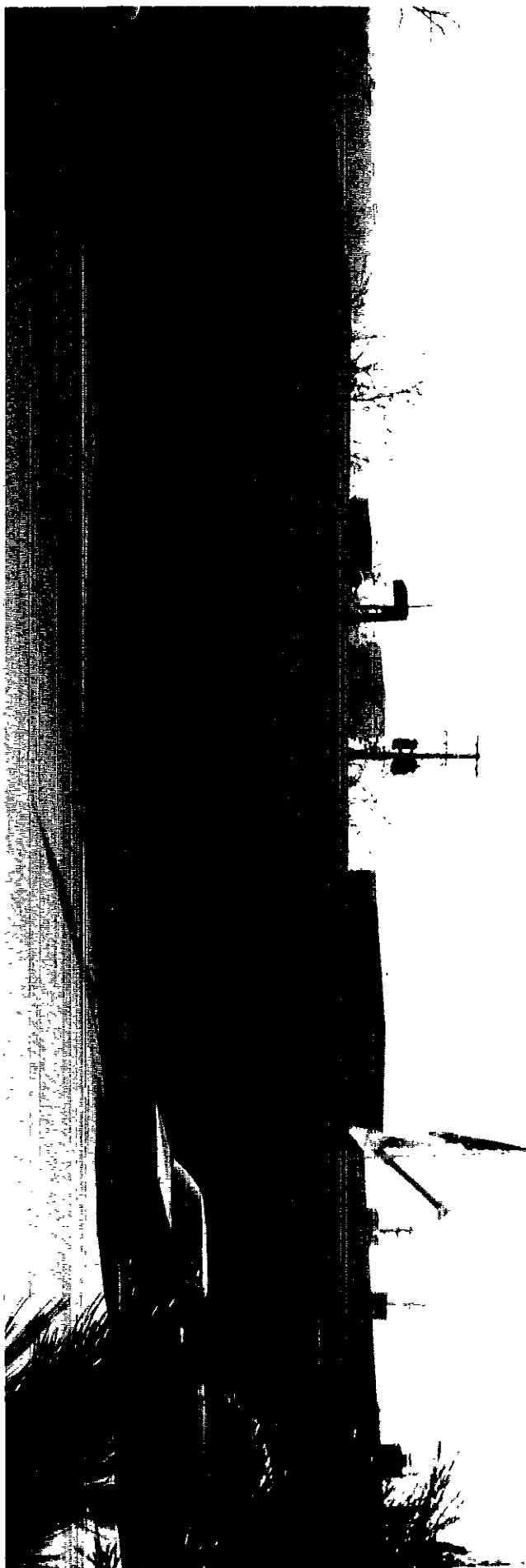
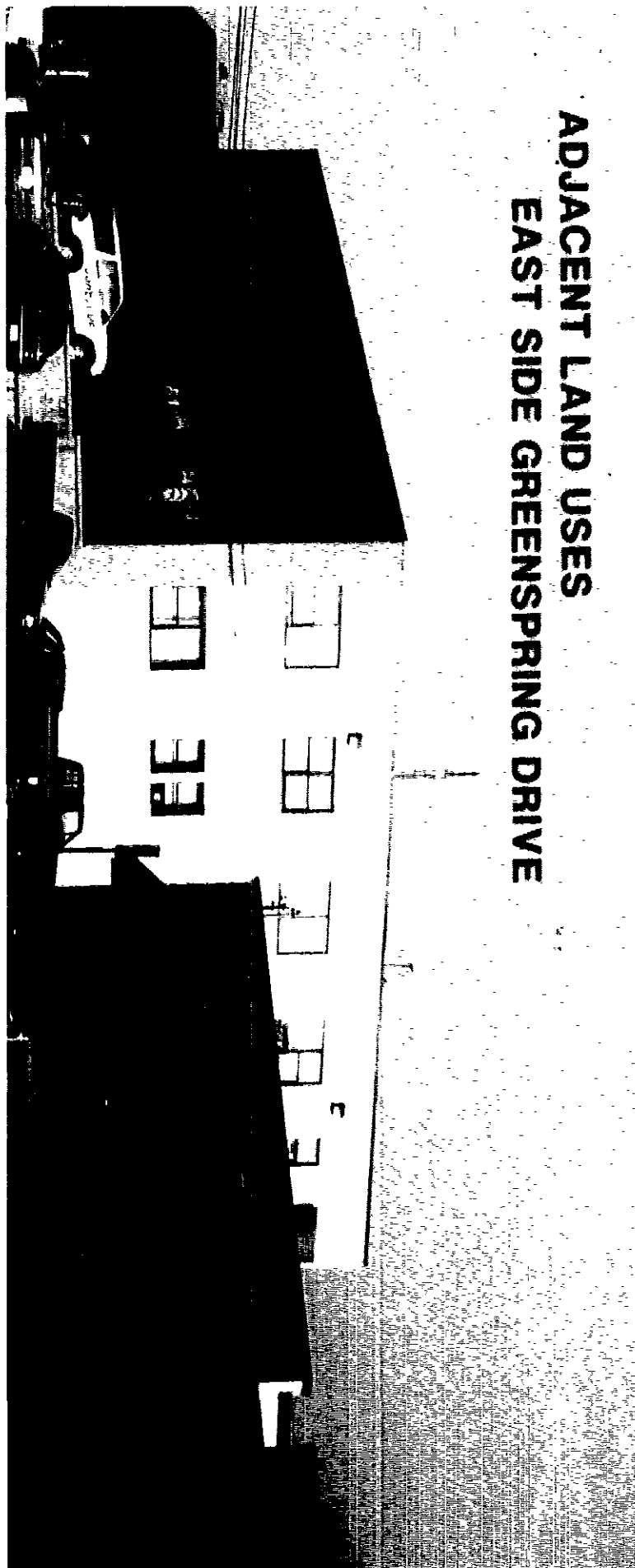


**ADJACENT LAND USES
WEST SIDE GREENSPRING DR.**

**PHOTO
28**

**PLANNING'S
EXHIBIT 2C**

**ADJACENT LAND USES
EAST SIDE GREENSPRING DRIVE**



WILLIAM MONK, INC.

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ADJACENT LAND USES EDGE TREATMENT

1953 GREENSPRING DRIVE

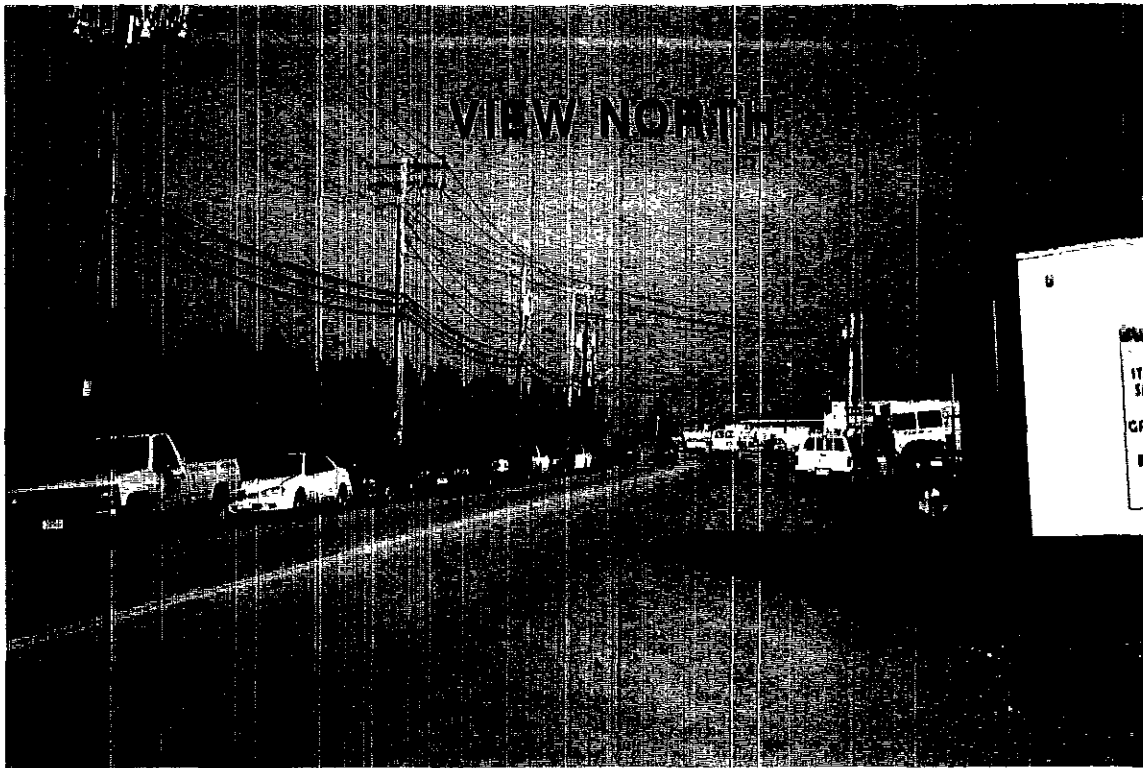


1957 GREENSPRING DRIVE

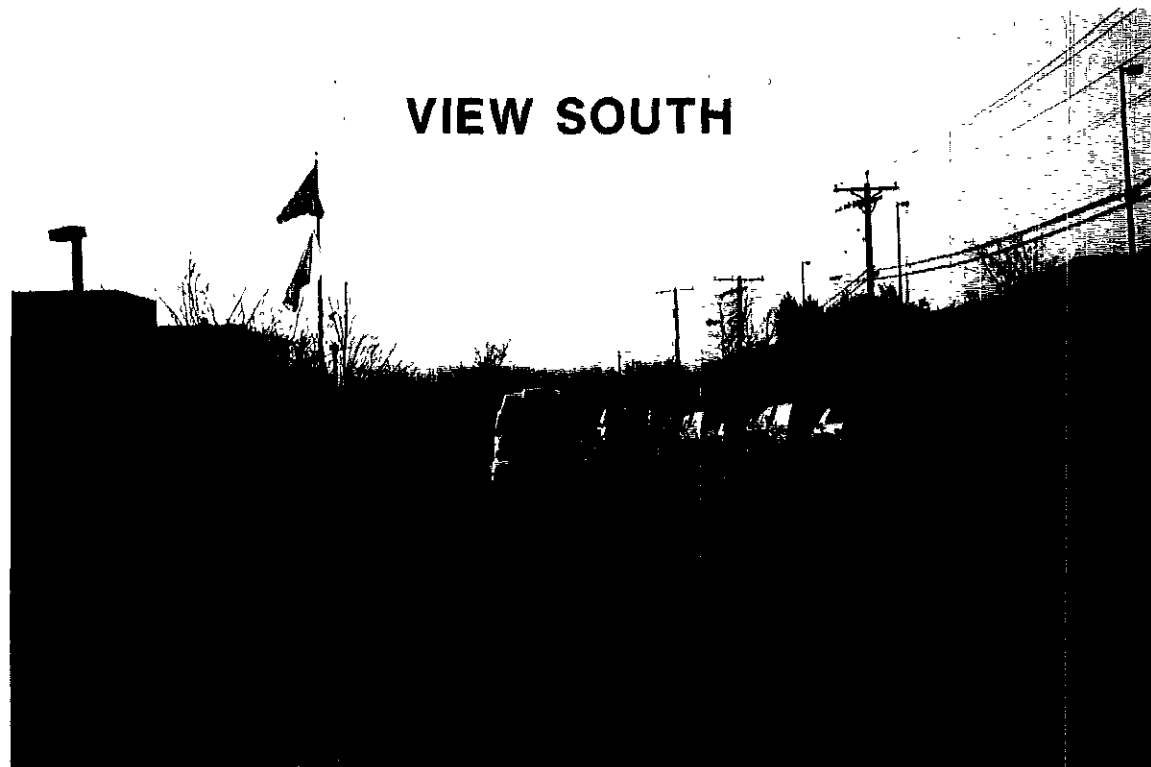


WILLIAM MONK, INC.

ENGINEERS • PLANNERS



GREENSPRING DRIVE



Petitioner's 3A

IN RE: PETITIONS FOR SPECIAL EXCEPTION *
AND ZONING VARIANCE; E/S Green- *
spring Drive, 1,651' to the c/l *
of S. Timonium Road *
(1955 Greenspring Drive) *
8th Election District *
4th Councilmanic District *

Wiley J. Smith *
Petitioner *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-289-XA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to use the subject property for a service garage, and additionally, a variance to permit a side yard setback of 0 feet from the north property line and a side yard setback of 24 feet from the south property line, both in lieu of the required 30 feet; or in the alternative, a side yard setback of 0 feet from the south property line and a side yard setback from the north property line, both in lieu of the required 30 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared, testified, and was represented by Robert A. Hoffman, Esquire. Appearing on behalf of the Petition were James S. Patton, professional engineer and land planner with Marshall Craft Associates, Inc., and Donald A. Kleman with Motorola Communications and Electronics. Additionally, Roger Wittenbach, an adjoining property owner appeared to obtain additional information and to insure that his concerns were addressed.

At the onset of the hearing, the Petitioner elected to proceed with his first request in the Petition for Variance, that is, a variance to permit a side yard setback of 0 feet from the north property line and a side yard setback of 24 feet from the south property line, both in lieu of the required 30 feet.

Testimony indicated that the subject property, zoned M.L.-I.M., is located at 1955 Greenspring Drive and consists of 23,600 sq.ft. of unimproved land. Mr. Smith testified that the property has been in his family for 20 years

ORDER RECEIVED FOR FILING

Date

3/4/88
By Robert A. Hoffman

and has been used for miscellaneous parking. He further testified that he also owns the property adjoining the 0' side yard setback of the property at 1957 Greenspring Drive. Mr. Smith testified that he has been involved in serious negotiations with Motorola Communications and Electronics for leasing the subject property, which is contingent upon gaining approval of the requested variance and special exception. He testified that the property has been on the market for some time and that in his opinion, a variance is necessary to commercially develop this property, whether it be for Motorola or any other tenant, due to the narrow width of the lot.

Mr. Kleman, Area Service Manager for the Mid-Atlantic Region of Motorola Communications and Electronics, testified that the building set forth in Petitioner's Exhibit 1 is representative of a building that meets their needs. He indicated that the north side of the building would consist mainly of an installation bay, or service garage as defined under the Baltimore County Zoning Regulations (B.C.2.R.) The bay would be used for the installation and service of the communications equipment sold by Motorola. The size of the bay is necessary to accommodate large trucks, such as hook and ladder trucks, in which the company has installed communication equipment. The remainder of the building would provide two-story office space consisting of training and conference rooms, a technical laboratory, and office space for its sales representatives. Mr. Kleman indicated that on no occasion would there be greater than 23 customers or employees on the premises needing parking spaces.

Mr. Patton testified that in his opinion, to develop a reasonable, commercially marketable building the requested variance was necessary. He further indicated that he has been involved in the planning and design of a building to meet the needs of the proposed tenant.

ORDER RECEIVED FOR FILING

Date

3/4/88
By *Betty J. Schukman*

ORDER RECEIVED FOR FILING

செய்து

Date 3/4/88
by Bette Kunkner

Date 3/4/88
by Bette Kunkner

Date 3/4/88
by Bette Kunkner

- Date 3/4/88
by Bette Kunkner

Date 3/4/88
by Bette Kunkner

Date 3/4/88
by Bette Kunkner

and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Further, it is clear that the B.C.Z.R. permits the use requested by the Petitioner in an M.C.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The uncontradicted testimony indicated that the proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R., nor conflict with any other requirements set forth in Section 502.1.

ORDER RECEIVED FOR FILING

Date

3/4/88
By *Pattie J. Schultman*

Pursuant to the advertisement, posting of property, and public hearing held on this case, and for the reasons given above, the requested variance and special exception should be granted with certain restrictions as more fully described below.

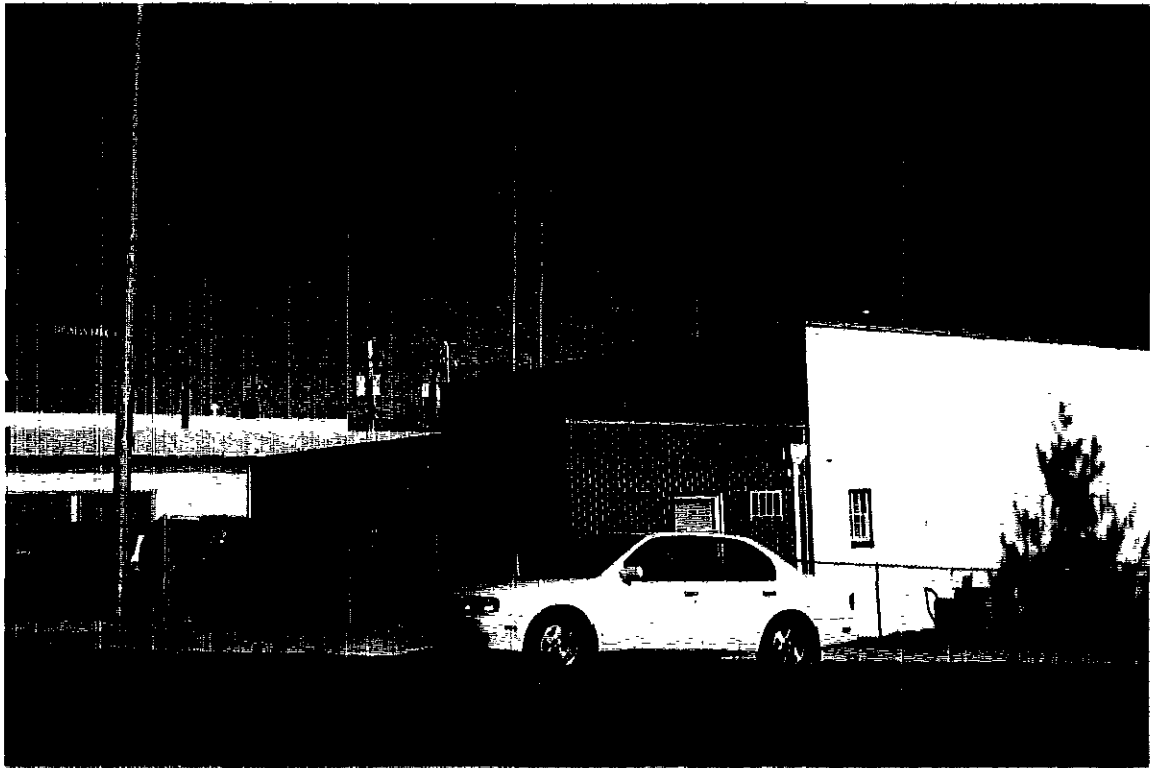
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of March, 1988 that the subject property be approved for use as a service garage, and additionally, that a variance to permit a side yard setback of 0 feet from the north property line and a side yard setback of 24 feet from the south property line, both in lieu of the required 30 feet, in accordance with the plan identified as Alternate A on Petitioner's Exhibit 1, be approved, and as such, the Petitions for Special Exception and Zoning Variance are hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The granting of this variance and special exception is conditioned upon the 16-foot area of the building located 0' from the north property line being used as a service garage.
- 3) If the use and/or any of the representations made on Petitioner's Exhibit 1 change, the Petitioner shall file an amended plan and request a special hearing to determine whether the changed use should be permitted.
- 4) Petitioner shall landscape the property in accordance with the Baltimore County Landscaping Manual and minimally as set forth in the plan identified as Alternate A on Petitioner's Exhibit 1, unless modified and approved by the Office of Current Planning & Development.
- 5) In addition to compliance with Restriction No. 4 set forth above, the four-foot strip adjoining the property line of 1953 Greenspring Drive shall be landscaped to screen the property as deemed appropriate by the Office of Current Planning and Development.

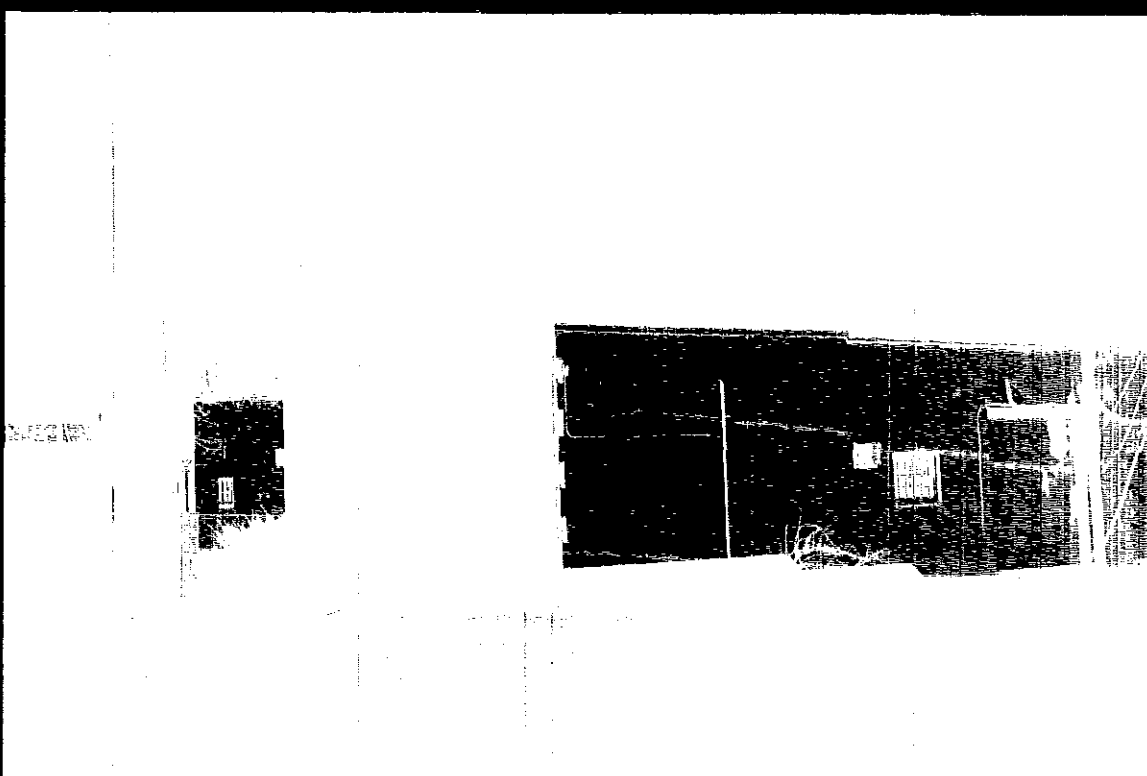
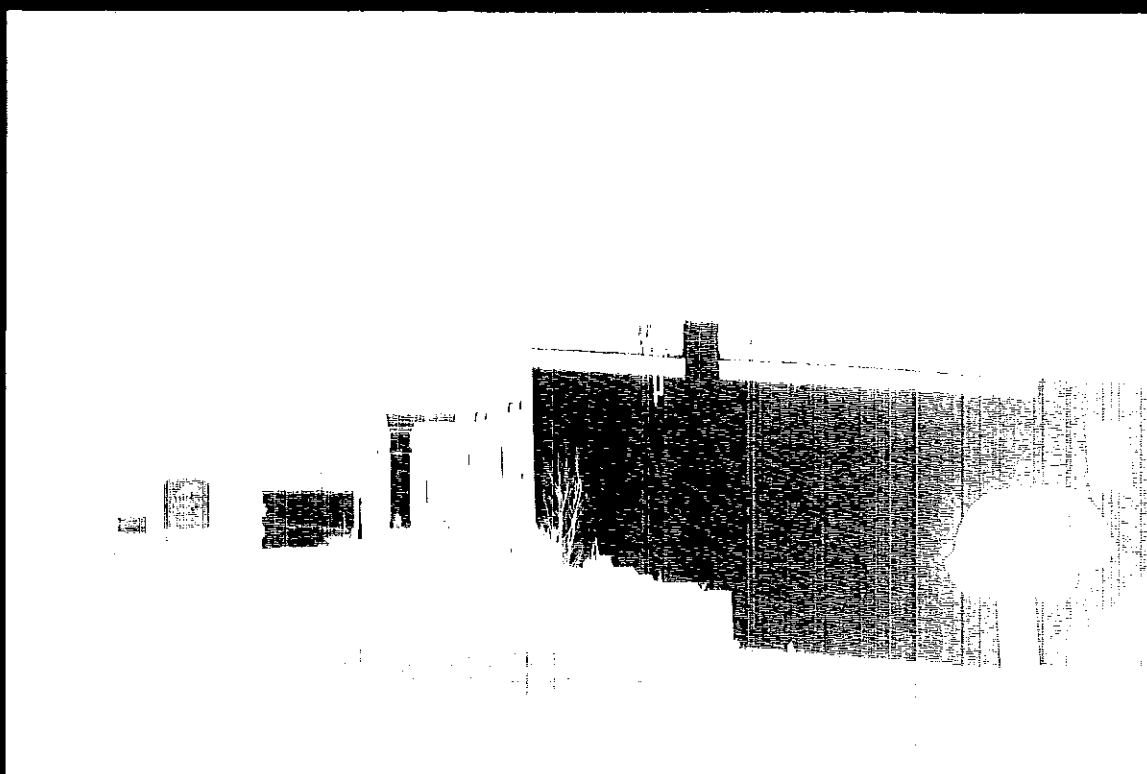
UNDER RECEIVED FOR FILING

Date

3/4/88
By: [Signature]



Ref Ex 5A

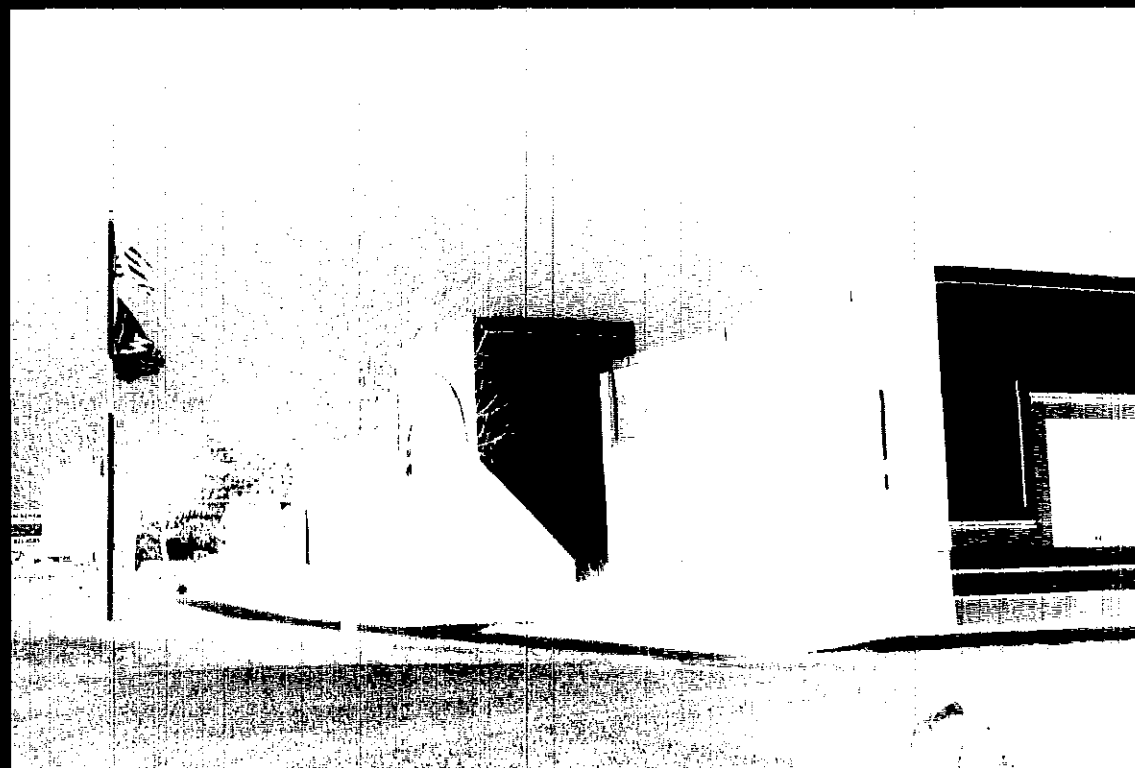
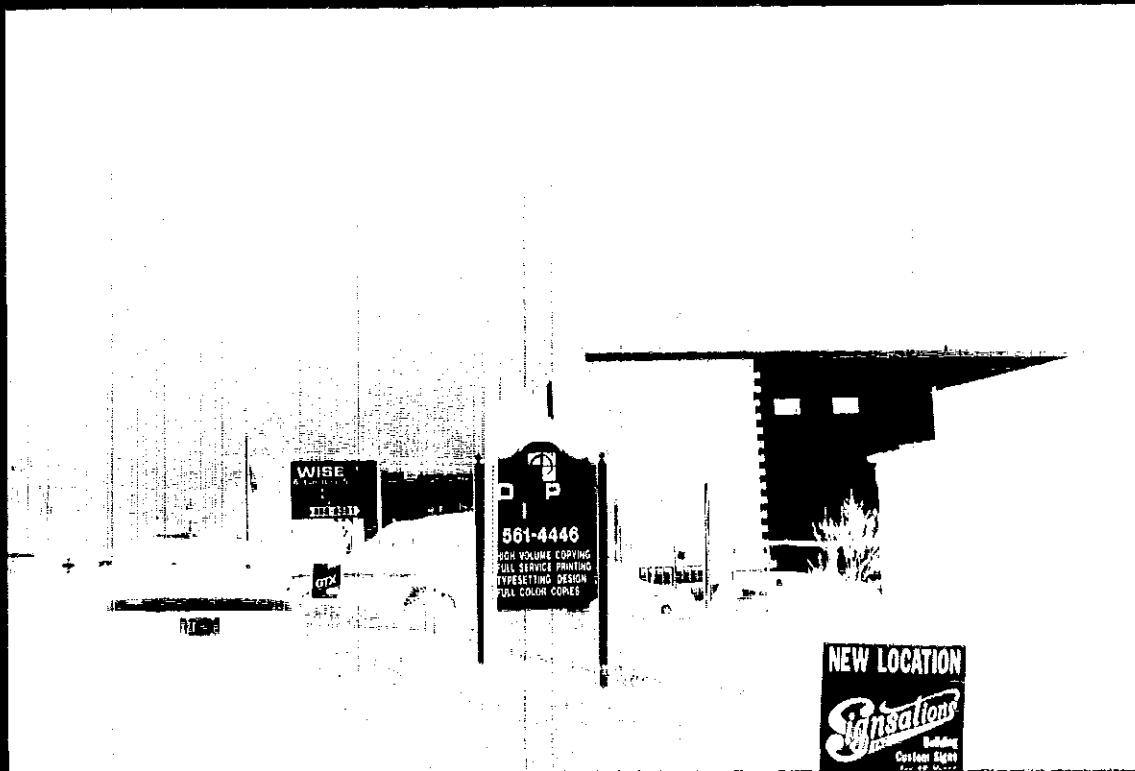
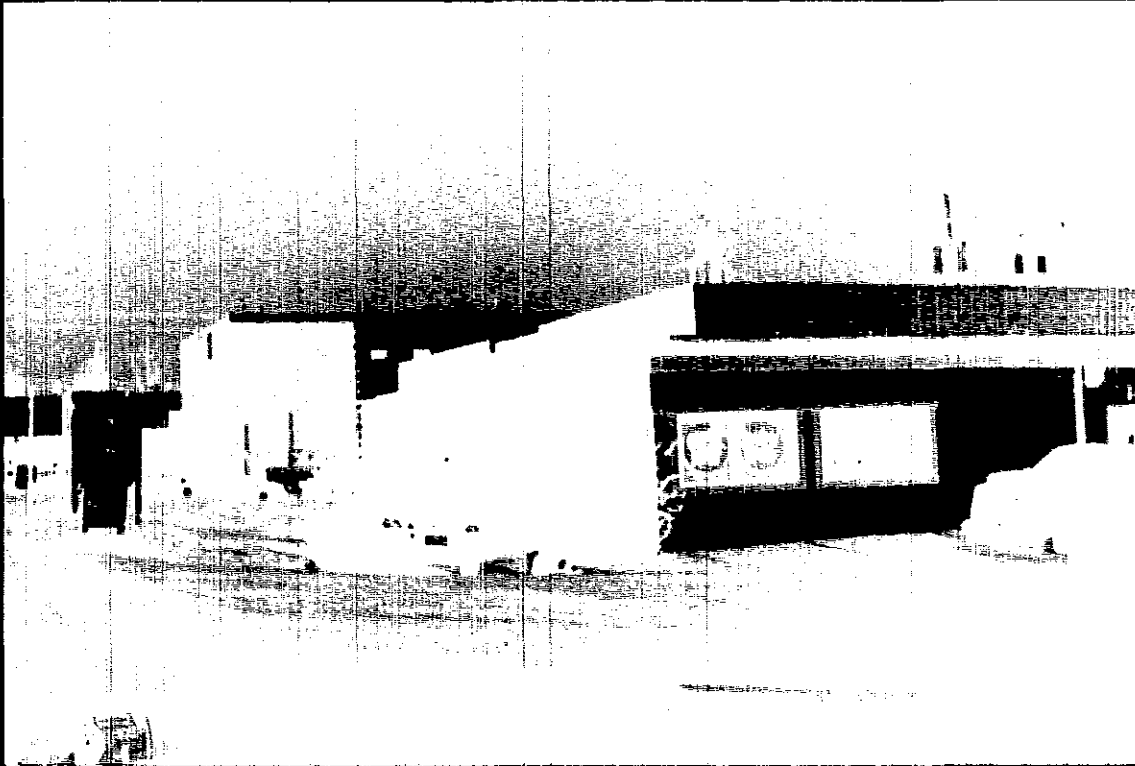


JB

WILLIAM MONK, INC.

**EXISTING INDUSTRIAL/COMMERCIAL
DEVELOPMENTS: EAST SIDE GREENSPRING
DRIVE SOUTH OF TIMONIUM ROAD**

ENGINEERS • PLANNERS



5C

WILLIAM MONK, INC.

**EXISTING INDUSTRIAL/COMMERCIAL
DEVELOPMENTS: EAST SIDE GREENSPRING
DRIVE SOUTH OF TIMONIUM ROAD**

ENGINEERS • PLANNERS

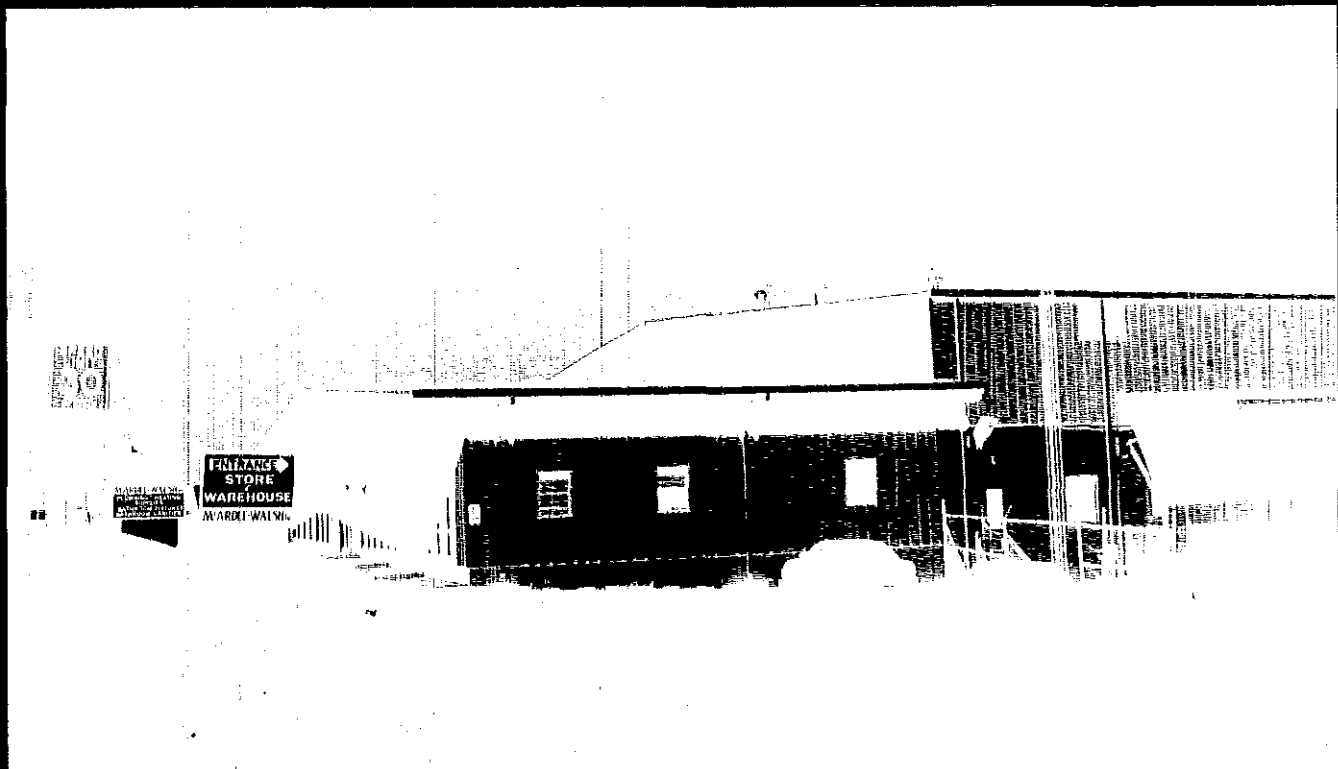
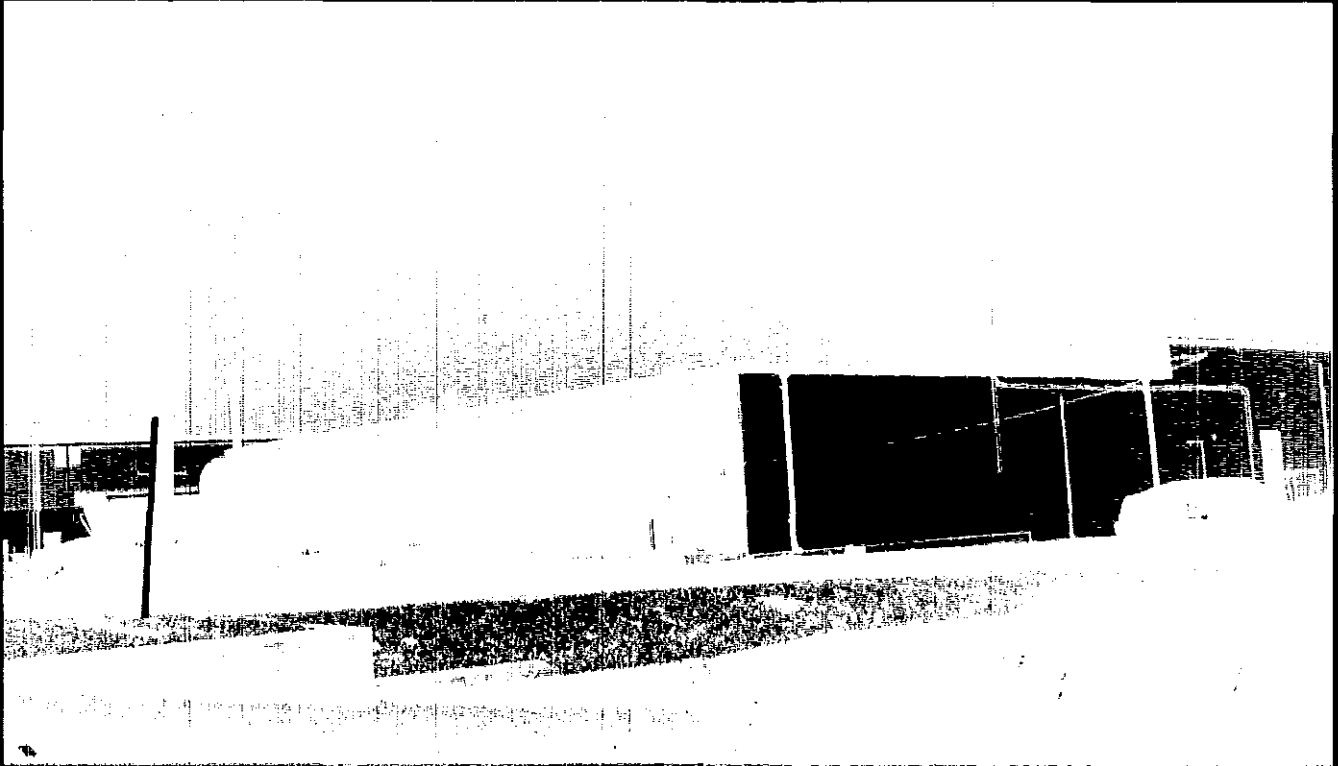


5D

WILLIAM MONK, INC.

**EXISTING INDUSTRIAL/COMMERCIAL
DEVELOPMENTS: EAST SIDE GREENSPRING
DRIVE SOUTH OF TIMONIUM ROAD**

ENGINEERS • PLANNERS



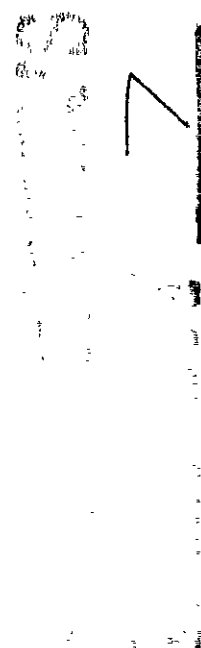
5E



5F

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



ADJACENT PROPERTIES LANDSCAPE CONDITIONS ALONG GREENSPRING DRIVE



NOLAN

Designers

Builders

Construction
Management**SCOTT****EXHIBIT****9****BUDGET PROPOSAL**
5,100 SF OFFICE/SHOP**January 7, 1999****CONSTRUCTION ELEMENT****General Conditions****\$ 31,890**

- Construction supervision
- Architectural services (\$4,000 Allowance)
- Structural Engineering (\$2,000 Allowance)
- Clean up (4 dumpsters)
- Temporary facilities

Site Development**80,257**

- Perimeter silt fence (520lf)
- Stabilized construction entrance (1 each)
- Grading as required to obtain proposed grades (import of approximately 1,380 cy of fill material)
- 6" compacted CR-6 at paved areas
- 4" thick paving at areas shown (approximately 1,165 sy)
- Line stripping
- Excavate Storm Water Management Pond at rear of site
- Install riser
- 40 lf or 36" CMP to outfall
- Landscaping (\$5,000 Allowance)

Concrete**43,224**

- Engineered foundations for building
- 4" thick slab at office area
- 5" thick slab at shop area
- All slabs reinforced with 6 x 6 #10 welded wire mesh
- Control joints as required

Masonry**12,528**

- 12" thick CMU at foundations to finished floor
- 8" thick CMU from finished floor to 48" above

Building Construction**62,759**

- Steel building framing using 60' clear span frames
- Eave height is 16'-0" above finished floor
- Roof pitch 1:12
- 26 ga. Butlemb roof system with galvalume finish

NOLAN

Designers

Builders

Construction
Management**SCOTT**

BUDGET PROPOSAL
\$1,100 SF OFFICE/SHOP
January 7, 1999

Building Construction (continued)

- 26 ga. Butlerrrib wall system with a Kynar finish
(20-year warranty)
- Gutters and downspouts
- 4" thick roof and wall insulation with white vinyl facing
- Erection of all components
- (One) 10 x 12 sectional overhead door insulated and
manually operated
- (10 each) 3' x 10' roof translucent panels
(\$1,000 Allowance)
- Electric operator for 10 x 12 overhead door
(\$1,000 Allowance)

Interior Finishes

\$ 14,508

- Gypsum board full height demising wall (60 lf ±)
- 3 5/8" interior walls with 1/2" sheet rock (66 lf ±)
- 2 1/2" partition along office exterior wall (50 lf ±)
- 3070 interior hollow metal doors and frames (5 each)
- Aluminum store front at entrance (6070)
- 2 x 4 lay-in ceilings at office and restrooms
- Vinyl floor tile at office and restrooms
- 4" vinyl base at all partitions
- Painting of all drywall partitions (1 prime/1 finish)

Mechanical

24,720

- (2) handicap toilets
- (2) handsinks
- 3/4" water to property line
- 4" sanitary to property line
- HVAC using split system at office area
- Shop and parts area heat using gas fired unit heaters
(5 each) -
- Bathroom exhaust
- Floor drain and oil interceptor (\$3,000)



Designers
Builders
Construction
Management

BUDGET PROPOSAL
5,100 SF OFFICE/SHOP
January 7, 1999

Electrical

\$ 16,140

- 120/208 volt, 3 phase service, 200 amp service
- (8 each) quad 120 volt outlets in shop area
- 120 volt convenience outlets in office and parts area (19 each)
- (20 each) 8' two tube strip fluorescent lights in shop area
- (6 each) 8' two tube strip fluorescent lights in parts area
- (4 each) 150 watt exterior wall packs

Total Budget \$286,026

ALTERNATES:

- #1: Change 48" high CMU at front and south side of building to split faced block.

Add to Base \$ 2,098

- #2: Change 48" high CMU at north side of building to full height (16'-0") 8" CMU painted with pilasters (4 each).

Add to Base \$ 11,213

- #3: Change 48" high CMU at north of south side of building to full height (16'-0") 8" split faced block.

Add to Base \$ 14,150(each side)

- #4: Change 48" high CMU at front of building (west side) to full height split faced block.

Add to Base \$ 12,504

- #5: To furnish and install 36" x 36" windows in exterior wall.

Add to Base \$90 P/L.F.

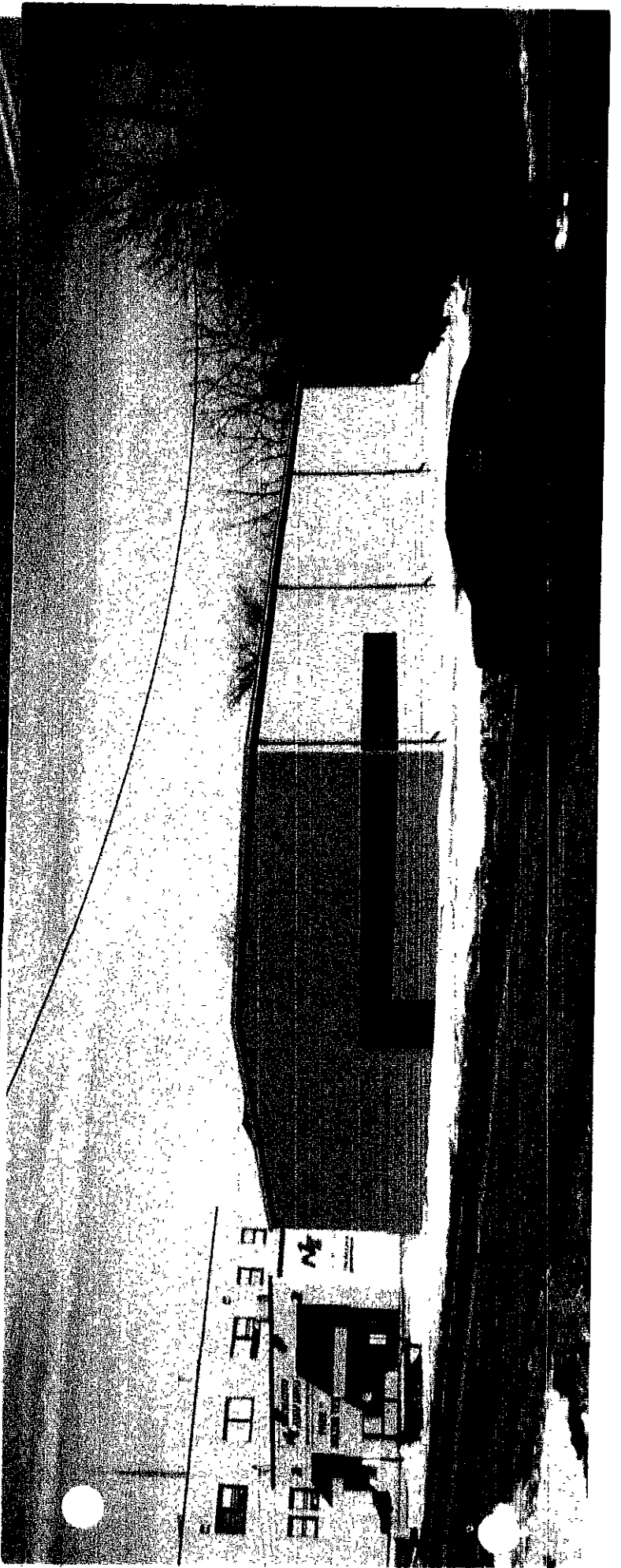
NOLAN*Designers**Builders**Construction
Management***SCOTT**

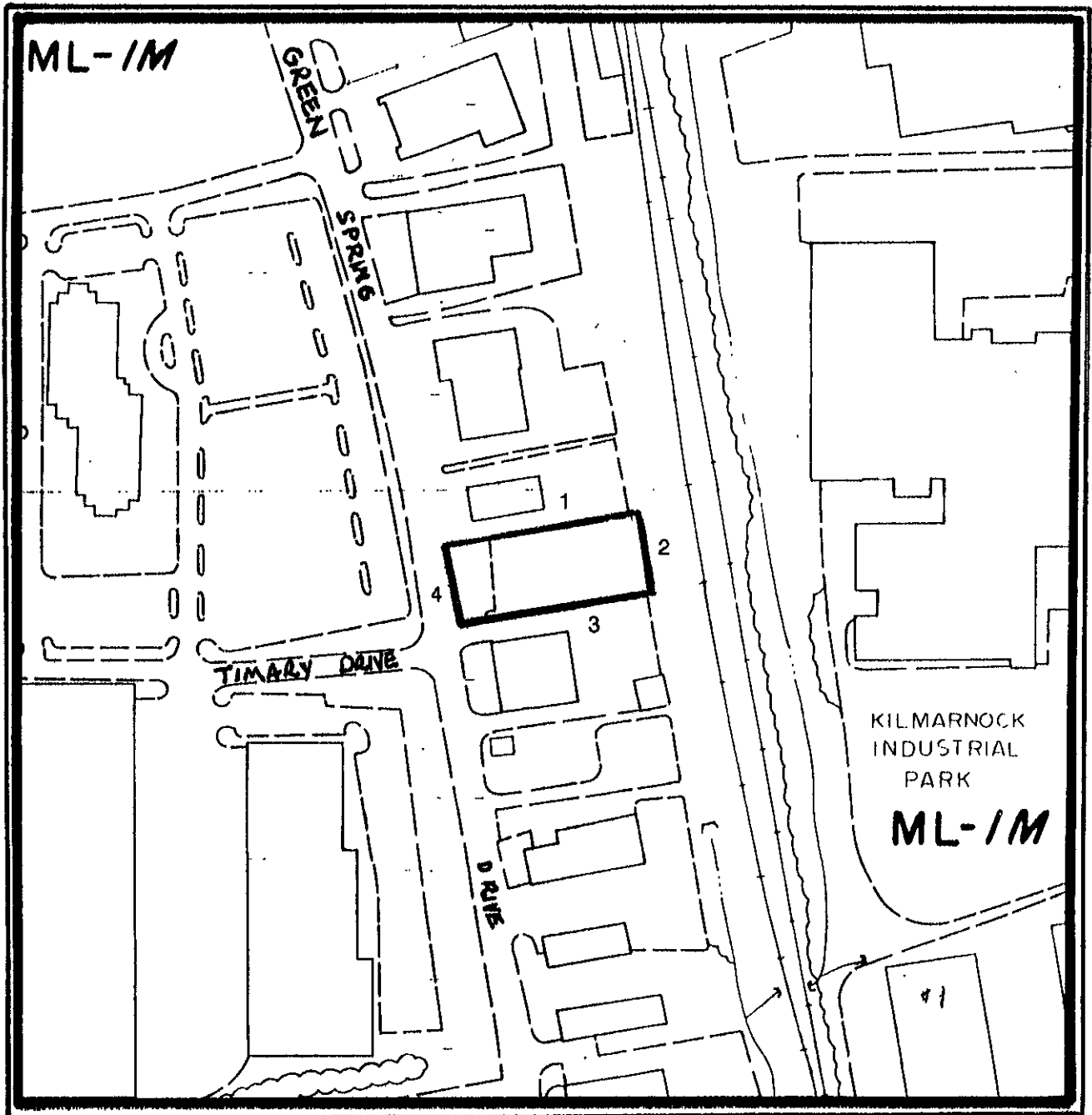
BUDGET PROPOSAL
\$,100 SF OFFICE/SHOP
January 7, 1999

Exclusions and Qualifications

1. No permits or fees are included.
2. No civil engineering is included.
3. No storm water management is included.
4. We assume to receive suitable stable and unobstructed soils.
5. No light rail crossing







ZONING MAP

SCALE : 1"=200'

- 1) North 80° 35' 56" East, 236 feet,
- 2) South 09° 24' 04" East, 100 feet,
- 3) South 80° 35' 56" West, 236 feet,
- 4) North 09° 24' 04" West, 100 feet.

WILLIAM MONK, INC.
 SITE PLANNING • ENGINEERING
 ZONING • DEVELOPMENT SERVICES
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE 3-6
 TOWSON, MD 21204
 410-494-8931; fax 410-494-9903

**1955 GREENSPRING DRIVE
 BALTIMORE CO., MARYLAND**

ZONING
 ML-1M

SCALE
 1" = 200'

FILE #
 98-130

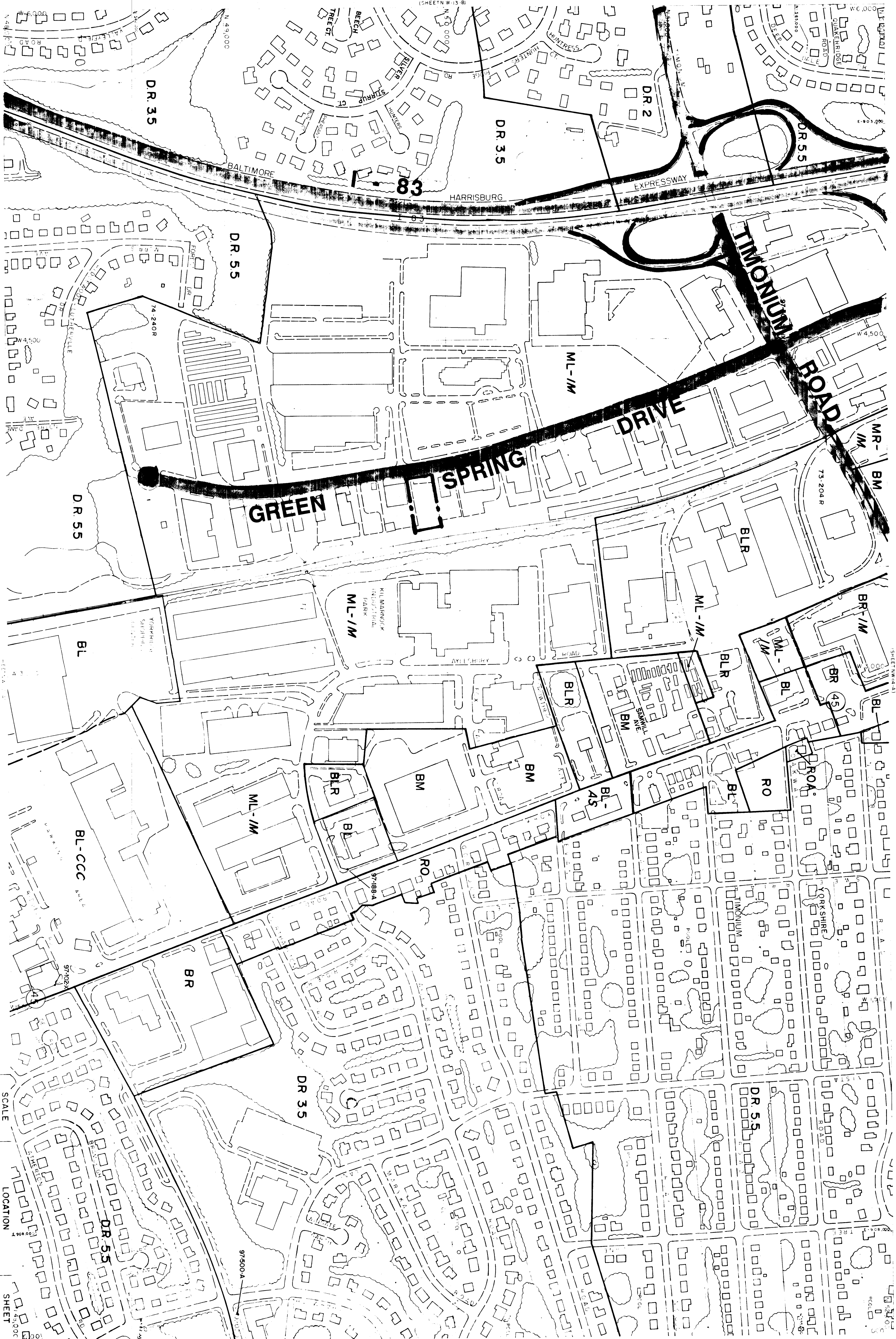
99-241-XA

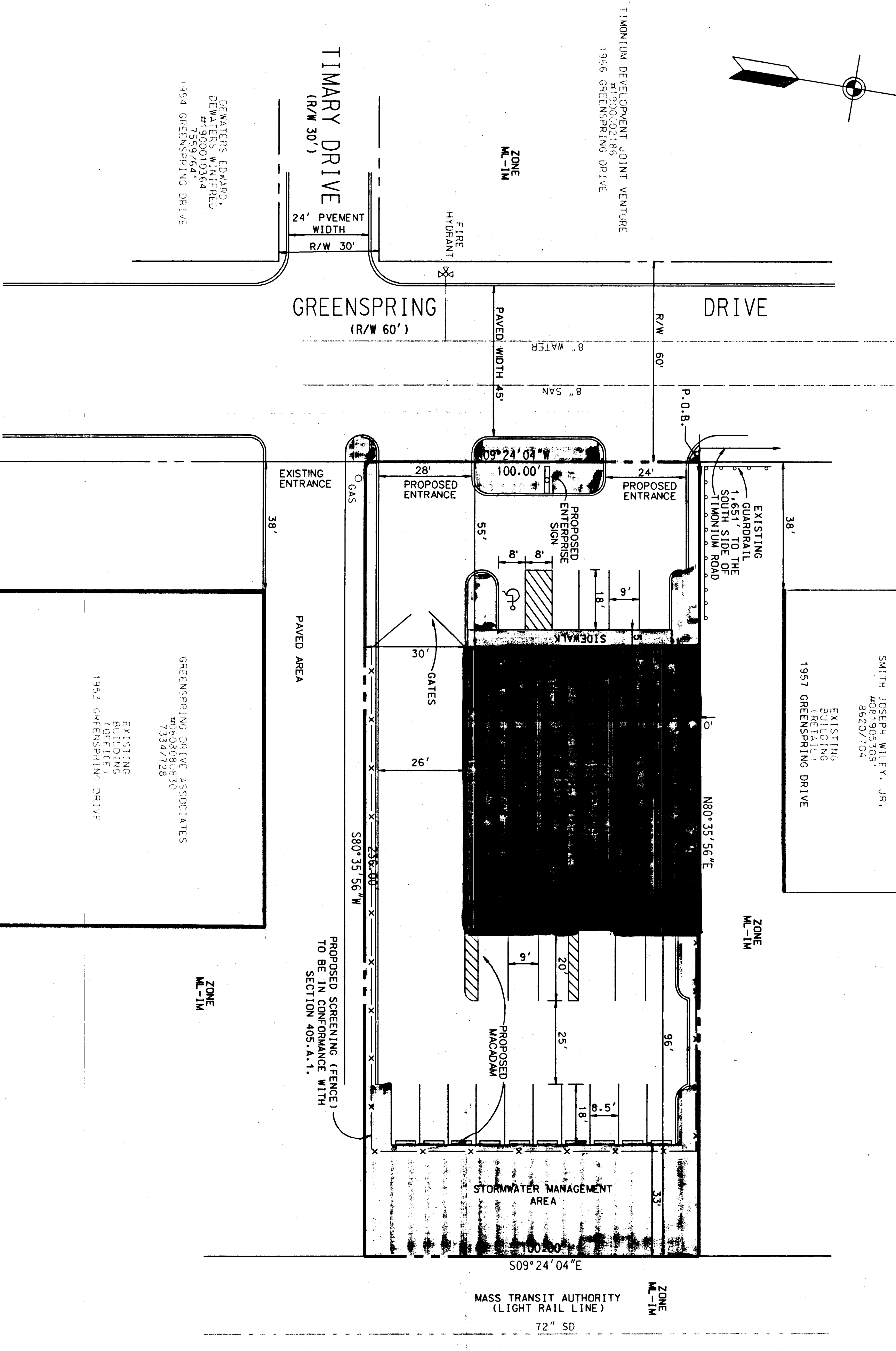
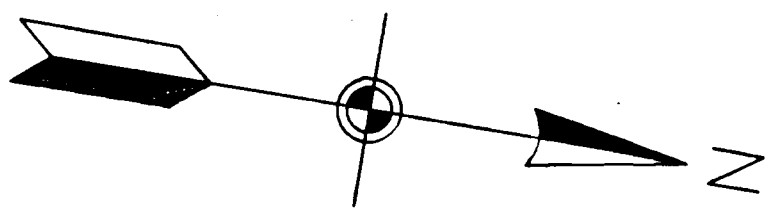
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	DATE OF PHOTOGRAPHY JANUARY 1986	TIMONIUM LOCATION	N. W. 13-A SHEET
--------------------	----------------------------------------------	----------------------	------------------------

P-SW
P-NW

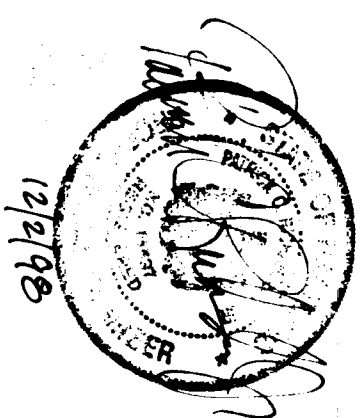




- NOTES:
1. ZONING: M-1M MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR
 2. LOT AREA:
NET - 23,599 SF .54 ACRE +/-
GROSS - 26,599 SF .61 ACRE +/-
 3. EXISTING USE: VACANT
 4. PROPOSED USE: SERVICE GARAGE (SEE NOTE #9)
 5. BUILDING SETBACKS:
FRONT 38' 0" PROVIDED
REAR 30' 0" PROVIDED
SIDE 30' 0" PROVIDED
 6. BUILDING AREA: 5,950 SF
* VARIANCE REQUIRED - SEE NOTE 10 & 32
 7. PARKING:
REQUIRED - 3.3 SPACES / 1,000 SF GFA
* 19.6 - 20 SPACES
PROVIDED - 20 SPACES + 12 BAYS + 32 SPACES
 8. UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC
 9. SPECIAL EXCEPTION: SECTION 253.2.B.3 TO PERMIT A SERVICE GARAGE.
VARIANCE: SECTION 255.1 & 258.2 TO PERMIT A SIDE YARD SETBACK OF 0' FROM THE NORTH PROPERTY LINE IN LIEU OF THE REQUIRED 30'
 10. ALL DAMAGED AND DISABLED VEHICLES SHALL BE REMOVED FROM THE SITE AND SCREENED IN ACCORDANCE WITH SECTION 405.A.1.BCZR.
 11. ELECTION DISTRICT: 8TH
 12. COUNCILMANIC DISTRICT: 4TH
 13. CENSUS TRACT: 4088
 14. WATERSHED: 24
 15. SUBWATERSHED: 57
 16. DEED REFERENCE: 9622/81
 17. PROPERTY ACCOUNT NO.: 089053092
 18. TAX MAP 60, GRID 11, PARCEL 871
 19. FLOOR AREA RATIO:
MAXIMUM PERMITTED: 2.0
PROPOSED: 2.2
 20. HEIGHT OF BUILDING: NOT TO EXCEED 30'
 21. MASS TRANSIT ADJUSTMENT: N/A
 22. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO CRITICAL AREAS ON-SITE.
 23. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO HAZARDOUS MATERIALS ON-SITE.
 24. AMENITY OPEN SPACE: N/A
 25. OUTDOOR LIGHTING WILL BE DIRECTED AWAY FROM ALL ADJACENT PROPERTIES.
 26. SIGNS: ALL PROPOSED SIGNS TO BE IN CONFORMANCE WITH SECTION 450 BCZR.
 27. PREVIOUS COMMERCIAL PERMIT: NONE
 28. PREVIOUS ZONING HEARINGS:
CASE#88-289-XA - SPECIAL EXCEPTION FOR SERVICE GARAGE & VARIANCE TO SIDE YARD SETBACKS(NORTH & SOUTH), GRANTED 3/4/86.
 29. ZONING MAP NO.: NW-13A
 30. PROPERTY OWNER: PROFESSIONAL CHOICE
C/O BRIAN CHAN DRIVE
1455 GREENSPRING DRIVE
LUTHERVILLE, MARYLAND 20933
 31. ZERO SETBACK BUILDINGS: BUILDING CONSTRUCTION TO MEET BOCA AND NFPA 101 FIRE SAFETY CODES.



VICINITY MAP
1"=1000'



William Monk, Inc.
ENGINEERS - PLANNERS

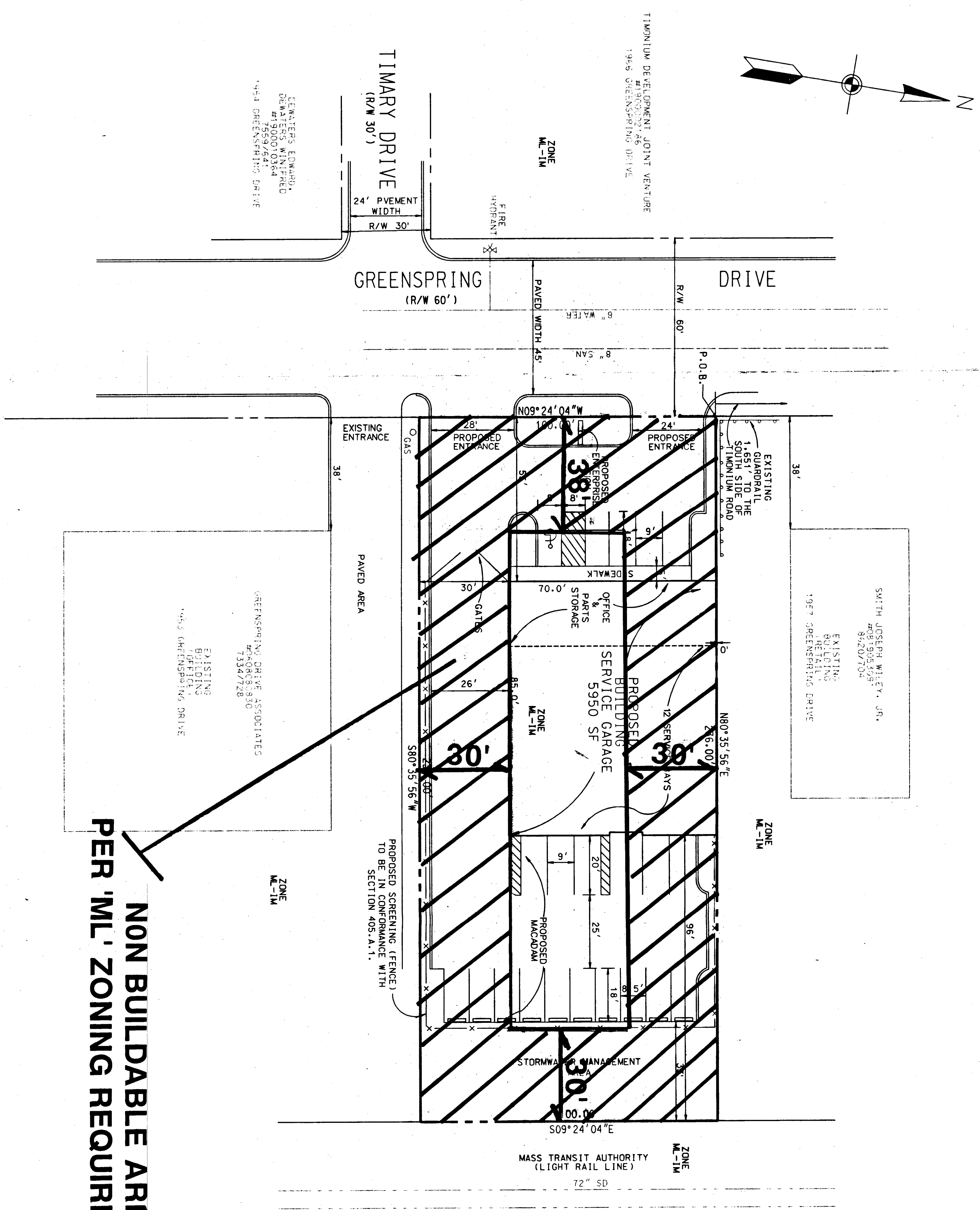
Court House Community
200
Lover's, Maryland 21034
Phone 410-494-8031 Fax 410-494-8003

PLAN TO ACCOMPANY
SPECIAL EXCEPTION AND
VARIANCE HEARING
1955

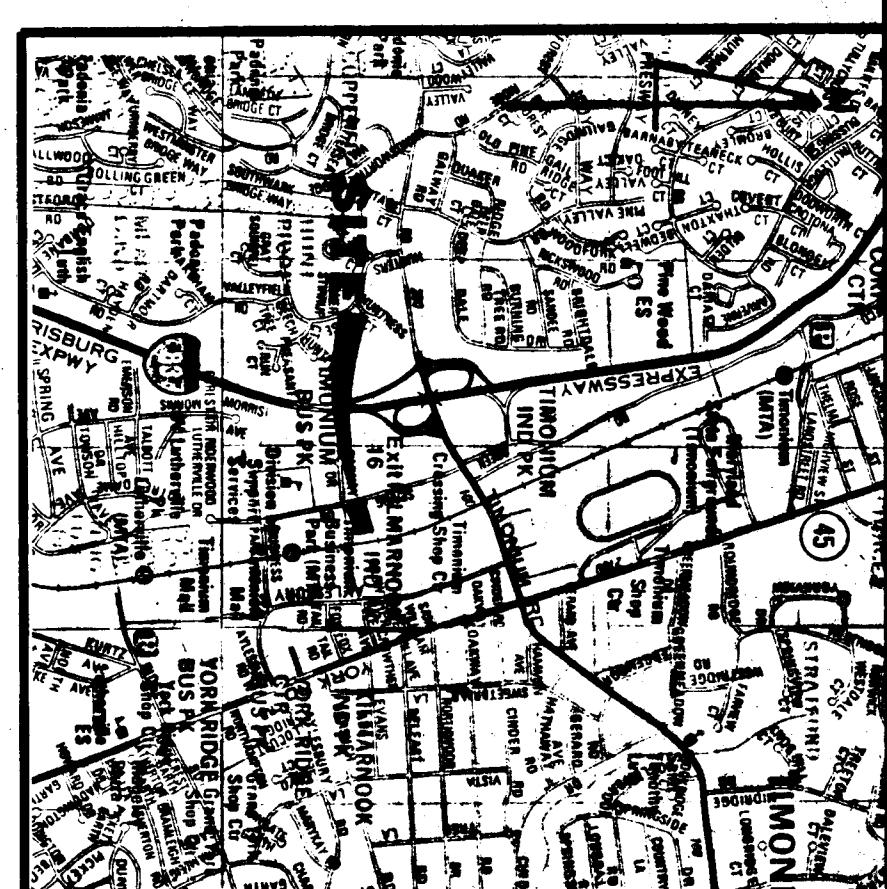
**GREENSPRING
DRIVE**
BALTIMORE COUNTY, MARYLAND

DATE: 11/24/88
JOB NO.: 88-130
SHEET NO.: 1 OF 1

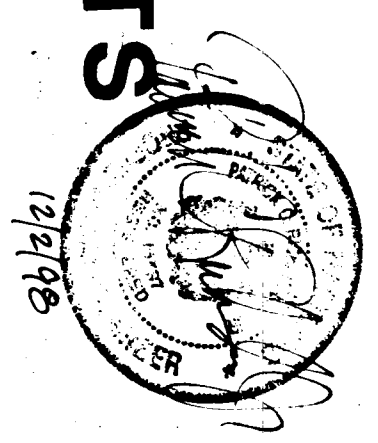
DATE: 11/24/88
JOB NO.: 88-130
SHEET NO.: 1 OF 1



NON BUILDABLE AREA
PER 'ML' ZONING REQUIREMENTS



- NOTES:
1. ZONING: ML-MI MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR
 2. LOT AREA:
NET - 23,599 SF - .54 ACRE +/-
GROSS - 26,599 SF - .61 ACRE +/-
 3. EXISTING USE: VACANT
 4. PROPOSED USE: SERVICE GARAGE (SEE NOTE #9)
 5. BUILDING SETBACKS: REQUIRED PROVIDED
FRONT - 38' 0" 55' 0"
REAR - 30' 0" 96' 0"
* VARIANCE REQUIRED - SEE NOTE 10 & 32
 6. BUILDING AREA: 5,950 SF
 7. PARKING:
REQUIRED - 3.3 SPACES/ 1,000 SF GFA
PROVIDED - 20 SPACES + 12 BAYS + 32 SPACES
 8. UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC
 9. SPECIAL EXCEPTION: SECTION 253.2.B.3 TO PERMIT A SERVICE GARAGE.
VARIANCE: SECTION 255.1.B. 2.B.2 - TO PERMIT A SIDE YARD SETBACK OF 0' FROM THE NORTH PROPERTY LINE IN LEU OF THE REQUIRED 30' VEHICLES
 10. ALL DAMAGES TO THE SIDE AND REAR OF THE BUILDING, SUCH AS AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 405.A.1.BCZR.
 11. ELECTION DISTRICT: 8TH
 12. COUNCILMANIC DISTRICT: 4TH
 13. CENSUS TRACT: 4008
 14. WATERSHED: 24
 15. SUBWERSHED: 57
 16. DEED REFERENCE: 9622/81
 17. PROPERTY ACCOUNT NO.: 0819053092
 18. TAX MAP 60 GRID 11, PARCEL 871
 19. FLOOR AREA RATIO:
MAXIMUM PERMITTED: 2.0
PROPOSED: .22
 20. HEIGHT OF BUILDING: NOT TO EXCEED 30'.
 21. MASS TRANSIT ADJUSTMENT: N/A
 22. TO THE BEST OF OUR KNOWLEDGE, THERE EXISTS NO CRITICAL AREAS ON-SITE.
 23. TO THE BEST OF OUR KNOWLEDGE, THERE EXISTS NO HAZARDOUS MATERIALS ON-SITE.
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 27. PREVIOUS COMMERCIAL PERMIT: NONE
 28. CASE#88-289-XA - SPECIAL EXCEPTION FOR SERVICE GARAGE & VARIANCE TO SIDE YARD SETBACKS(NORTH & SOUTH), GRANTED 3/4/86.
 29. ZONING MAP NO. NW-13A
 30. PROFESSIONAL CHOICE
 31. PROPERTY OWNER: C/O BRAN CHAN 1941 GREENSPRING DRIVE LUTHERVILLE, MARYLAND 20932
 32. ZERO SETBACK BUILDINGS: BUILDING CONSTRUCTION TO MEET BOCA AND NFPA 101 FIRE SAFETY CODES.

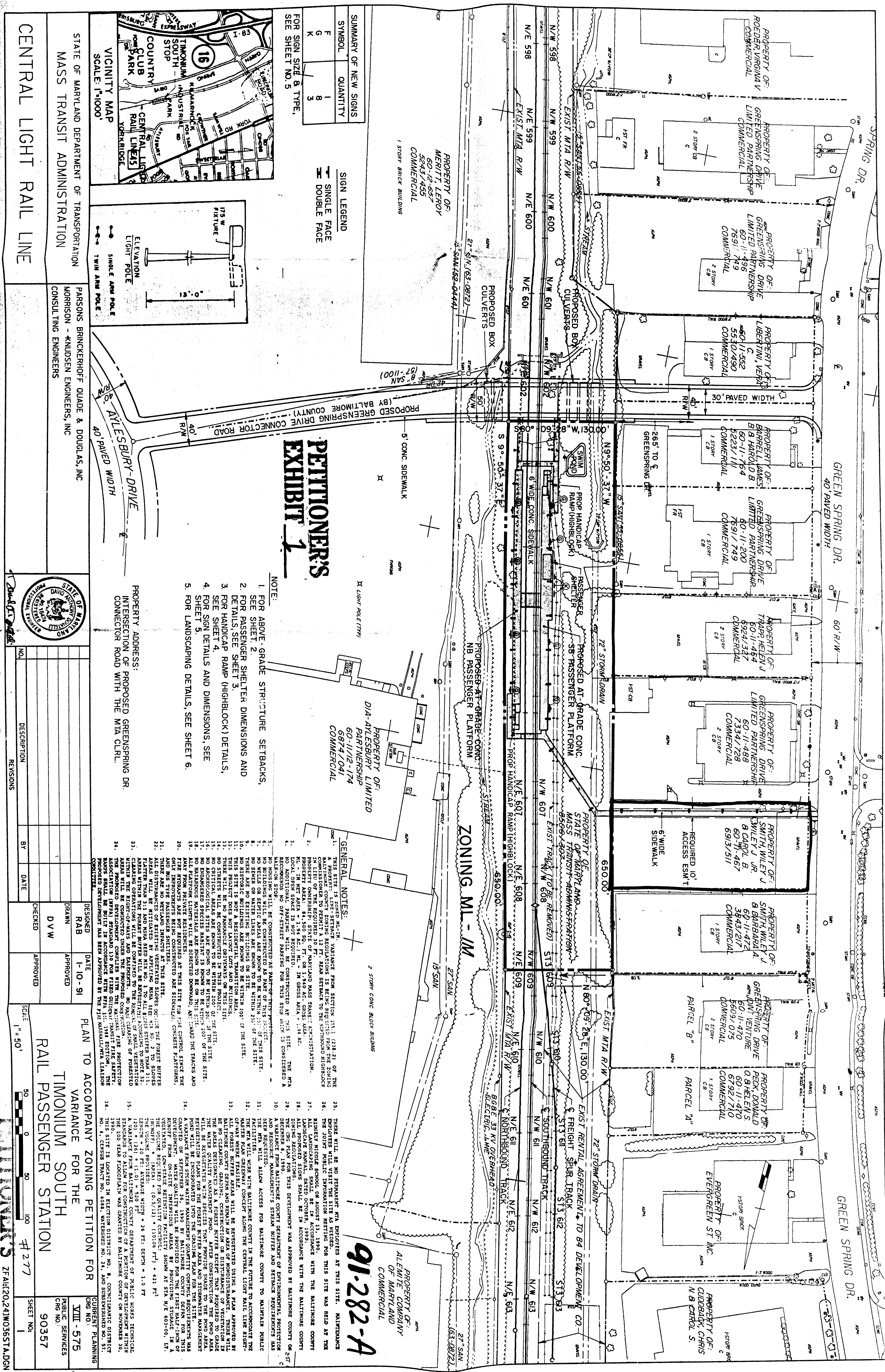


William Monk, Inc.
ENGINEERS - PLANNERS

2822 Reisterstown Road, Suite B-8
P.O. Box 10000
Pikesville, Maryland 21093
Phone: 410-661-0831 Fax: 410-661-0833

PLAN TO ACCOMPANY
SPECIAL EXCEPTION AND
VARIANCE HEARING
**1955
GREENSPRING
DRIVE**
BALTIMORE COUNTY, MARYLAND

REVISIONS:
WILLIAM MONK, INC.
DATE: 11/24/88
SAY: 96-130
DESIGNED BY: WPM
SHEET NO.: 1 OF 1



SUMMARY OF NEW SIGNS	SYMBOL	QUANTITY
F	[Symbol]	1
G	[Symbol]	8
K	[Symbol]	3

SIGN LEGEND
— SINGLE FACE
= DOUBLE FACE

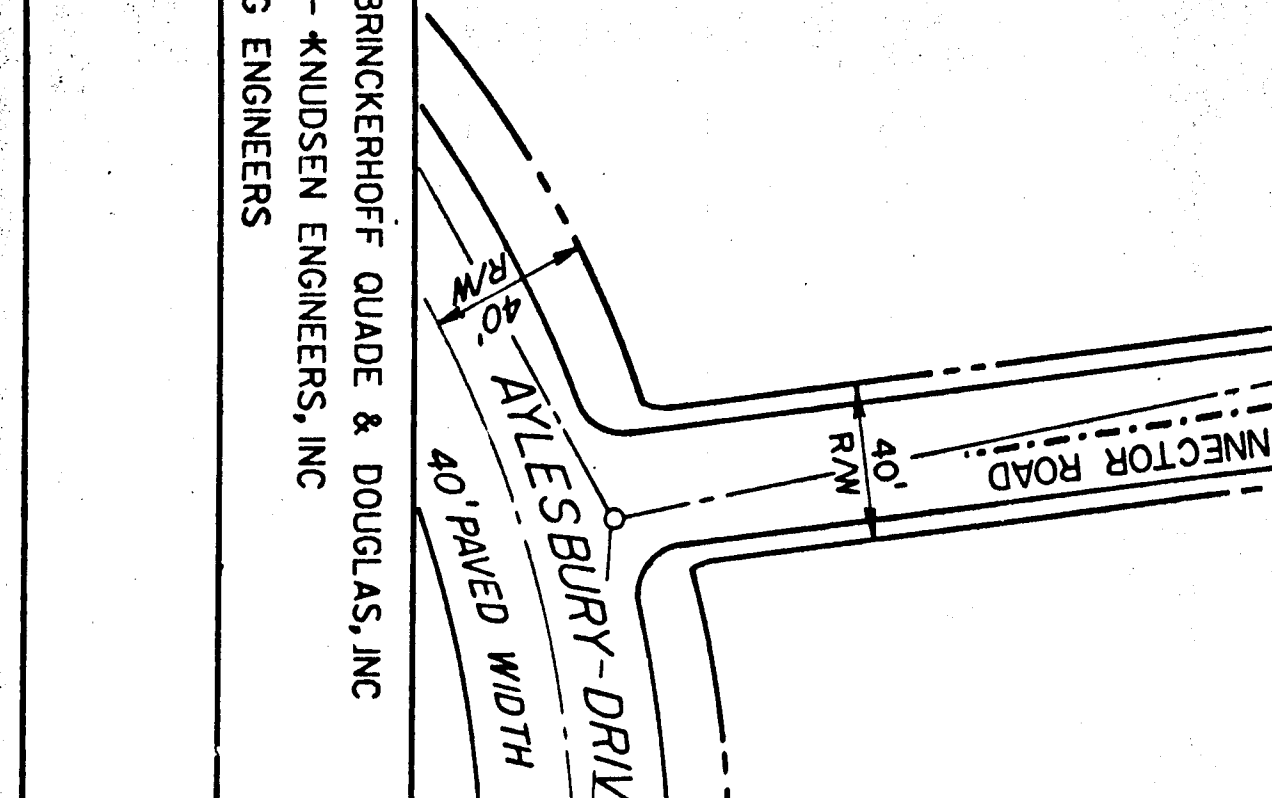
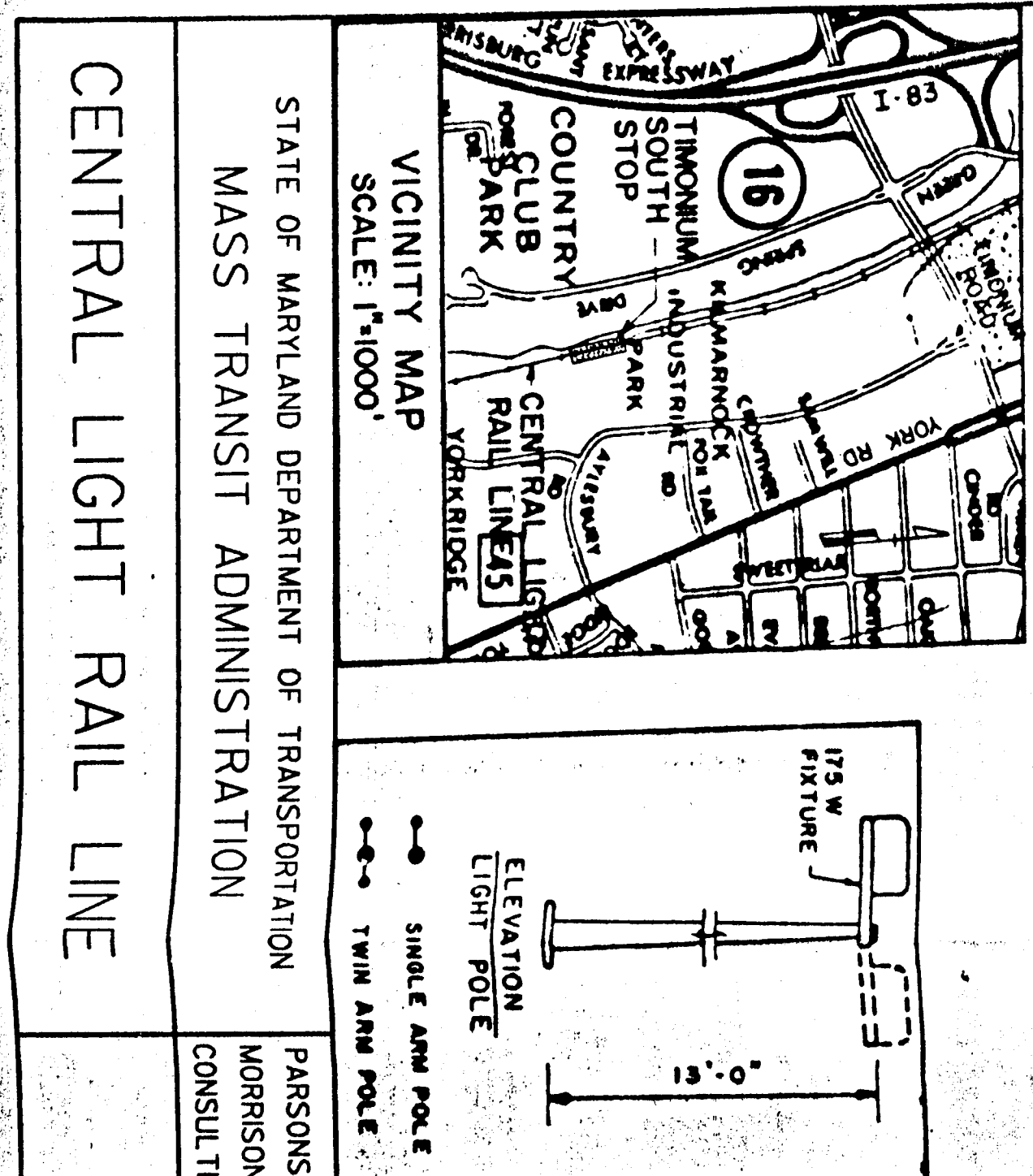
FOR SIGN SIZE & TYPE, SEE SHEET NO. 5

PETITIONERS EXHIBIT 1

NOTE:
1. FOR ABOVE-GRADE STRUCTURE SETBACKS, SEE SHEET 2.
2. FOR PASSENGER SHELTER DIMENSIONS AND DETAILS, SEE SHEET 3.
3. FOR HANDICAP RAMP (HIGHBLOCK) DETAILS, SEE SHEET 4.
4. FOR SIGN DETAILS AND DIMENSIONS, SEE SHEET 5.
5. FOR LANDSCAPING DETAILS, SEE SHEET 6.

GENERAL NOTES:
1. THIS SITE IS ZONED M.L. 1M. A VARIANCE FROM SECTION 15.1, (23.2) OF THE BALTIMORE CITY ZONING REGULATIONS IS BEING REQUESTED FROM THE BALTIMORE CITY ZONING COMMISSION TO PERMIT A 12 FT. REAR SETBACK TO THE EXISTING HIGHBLOCK.
2. THE PROPOSED DEVELOPMENT IS LOCATED AT THE INTERSECTION OF PROPOSED GREENSPRING DRIVE AND AYLESBURY DRIVE.
3. THE PROPOSED DEVELOPMENT IS A 12,000 SQ. FT. COMMERCIAL BUILDING.
4. THE PROPOSED DEVELOPMENT IS A 12,000 SQ. FT. COMMERCIAL BUILDING.
5. THE PROPOSED DEVELOPMENT IS A 12,000 SQ. FT. COMMERCIAL BUILDING.

91-282-A
PROPERTY OF: ALENTIC COMPANY OF MARYLAND COMMERCIAL



STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION
MASS TRANSIT ADMINISTRATION
PARSONS BRINCKERHOFF QUADE & DOUGLAS, INC.
MORRISON - KNUDSEN ENGINEERS, INC.
CONSULTING ENGINEERS

NO.	DESCRIPTION	BY	DATE
1	DESIGNED	RAB	1-10-91
2	DRAWN	D.V.W.	
3	CHECKED		
4	APPROVED		

PROPERTY ADDRESS:
INTERSECTION OF PROPOSED GREENSPRING DRIVE
CONNECTOR ROAD WITH THE MTA CLRL.

PLAN TO ACCOMPANY PETITION FOR VARIANCE FOR THE TIMONIUM SOUTH RAIL PASSENGER STATION
SCALE: 1" = 50'
SHEET NO. 1

